

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

3A BURKE ROAD, MALTON, YO17 7JZ



- **BEAUTIFULLY REFURBISHED 3 BEDROOM PROPERTY**
- **NEWLY FITTED KITCHEN & BATHROOM SUITE**
- **OPEN PLAN LIVING ACCOMMODATION**
- **THREE DOUBLE BEDROOMS**
- **PARKING & LOW MAINTENANCE GARDEN**
- **NO ONWARD CHAIN**

PRICE GUIDE £245,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Burke Road forms part of an established residential area within easy reach of Malton's town centre. The property has recently undergone an extensive refurbishment, featuring a brand-new fitted kitchen and bathroom suite, fresh carpets and flooring throughout, and a full redecoration. The property boasts an open-plan layout, the dining kitchen with double doors to rear garden flows through to the sitting room. An additional reception room offers good potential as a home office/playroom. Upstairs, you'll find three generously sized double bedrooms, offering ample space for family living.

Outside, the property benefits from off-street parking at the front, with a low-maintenance garden to the rear with a useful timber shed.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are also within a short distance and there are many local sporting clubs including Tennis, Squash and Golf plus other recreational pursuits for young and old alike. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of varied shops, eating establishments and has gained regional acclaim with its regular food festival.

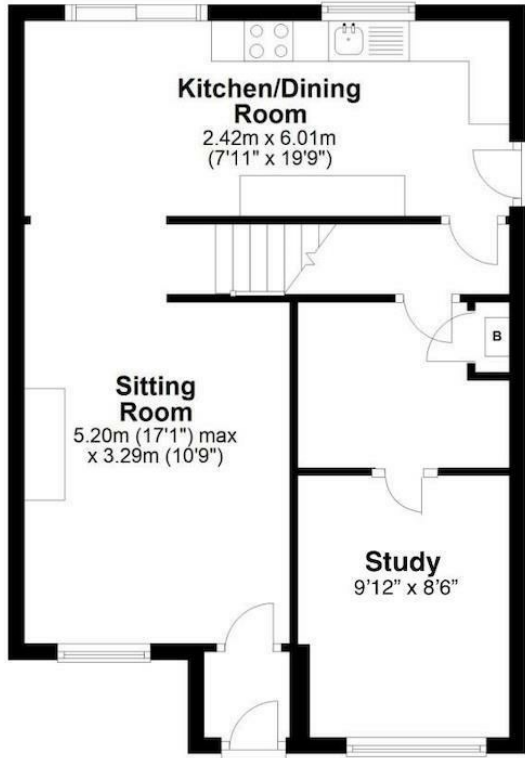
General Information



Accommodation

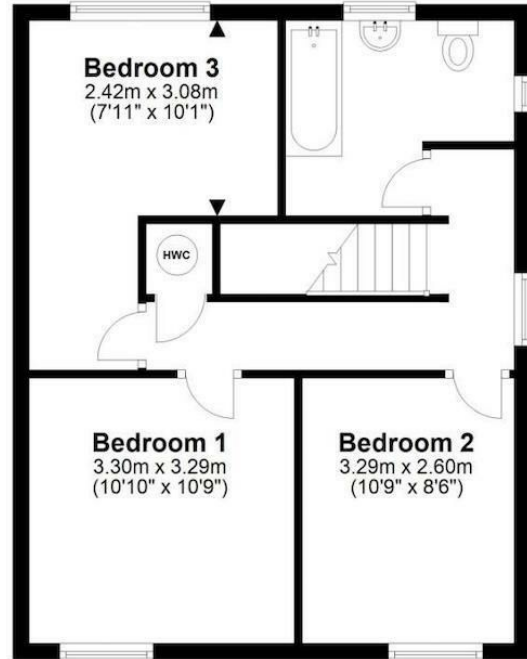
Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)

3A Burke Road, Malton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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