

Rounthwaite **R&W** Woodhead

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

9 DAMSON AVENUE, MALTON, YO17 7FR



- A SPACIOUS AND BEAUTIFULLY PRESENTED FOUR BEDROOM HOME
- VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS
- SOUTH FACING ENCLOSED GARDEN
- NICELY POSITIONED TO THE EDGE OF THE POPULAR BROUGHTON MANOR DEVELOPMENT
- IMPRESSIVE MASTER BEDROOM WITH ENSUITE & DRESSING AREA
- SINGLE GARAGE & AMPLE DRIVEWAY PARKING

PRICE GUIDE £300,000

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

This three storey home enjoys a great position on the popular Broughton Manor development. The property was purchased NEW in 2015 and is beautifully presented throughout. At ground floor level there is a modern, well equipped dining/kitchen with a range of wall and base units and integrated appliances. The sitting room (with space for dining) has patio doors leading to the rear garden. Four well proportioned bedrooms are set over the first and second floor including an impressive master with en suite shower room in addition to the house bathroom suite.

Outside there is a fully enclosed garden which is mainly down to lawn with a paved patio area, driveway parking for several vehicles and a single garage with lighting and power.

Positioned on the North West edge of the town, the property is well placed for access to road links yet is just a short walk from the heart of Malton which 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 festivals.

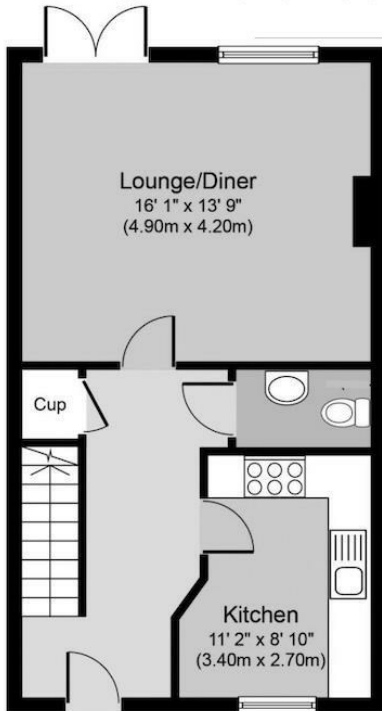
General Information



Accommodation

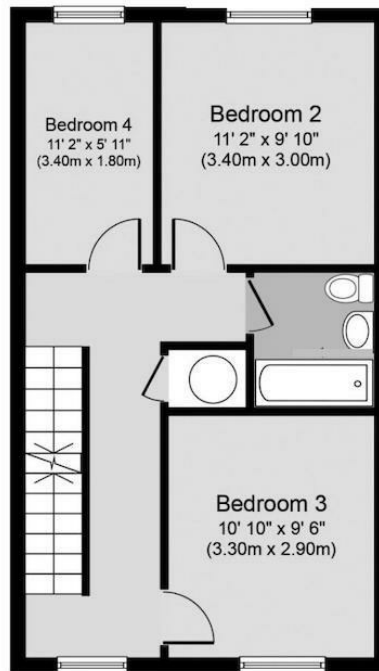
Ground Floor

Approx 44.0 sq. m (474 sq. ft)



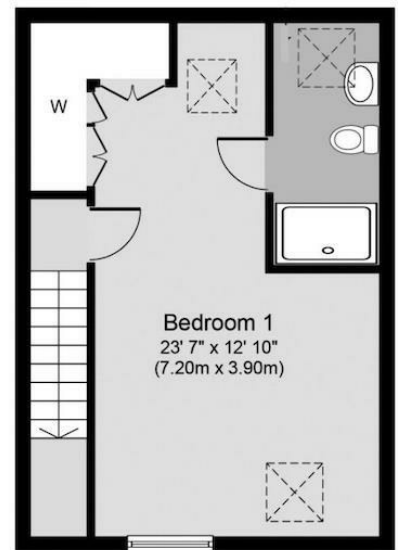
First Floor

Approx 44.0 sq. m (474 sq. ft)



Second Floor

Approx. 35.0 sq. m (377 sq. ft)



Total area approx. 123 sq. m (1325 sq. ft)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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
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