

Rounthwaite **R&W** Woodhead

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

1 DUNCOMBE CLOSE, MALTON, YO17 7YY



- FOUR DOUBLE BEDROOMS (MASTER WITH EN-SUITE)
- SITUATED IN A POPULAR CUL-DE-SAC JUST OFF YORK ROAD WITHIN EASY WALKING DISTANCE OF TOWN
- SOUTH FACING ENCLOSED GARDEN
- NO ONWARD CHAIN
- GENEROUS SIZED CORNER PLOT
- VERSATILE LIVING ACCOMMODATION
- DRIVEWAY PARKING AND INTEGRAL GARAGE

PRICE GUIDE £435,000

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

Located in the sought-after residential cul-de-sac of Duncombe Close, just off York Road, this well-presented family home is nicely positioned on the western edge of Malton, within walking distance of the town centre and local amenities.

Offering generous living space over two floors, the ground floor features a well-equipped fitted kitchen with space for dining, a bright and spacious sitting room that flows into the dining room, a cloakroom and a sunroom overlooking the rear garden. Upstairs, the master bedroom benefits from an en-suite shower room, complemented by three further double bedrooms and a family bathroom suite.

Outside there is driveway parking for several vehicles with a single integral garage. To the rear there is an attractive well maintained garden mainly laid to lawn with a paved patio for sitting out.

Malton 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.

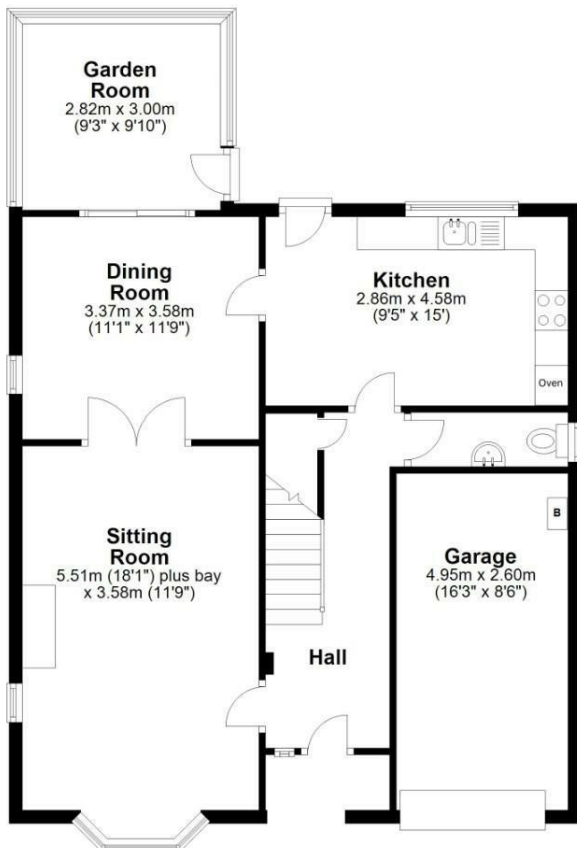
General Information



Accommodation

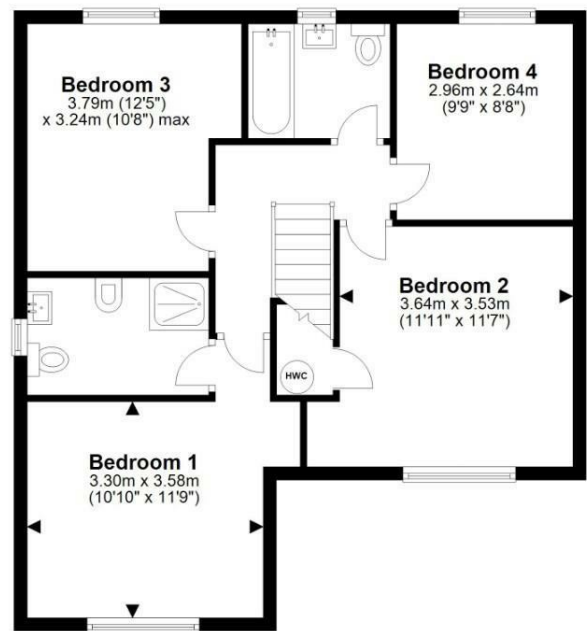
Ground Floor

Approx. 80.8 sq. metres (869.9 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



Total area: approx. 145.3 sq. metres (1564.3 sq. feet)

1 Duncombe Close, Malton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
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
www.rounthwaite-woodhead.com

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