

Rounthwaite **R&W** Woodhead

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

96 WELHAM ROAD, NORTON, MALTON, YO17 9DS



- **INDIVIDUAL DETACHED 2 BEDROOM BUNGALOW**
- **LOVELY OPEN VIEWS TO THE REAR**
- **BATHROOM AND SHOWER ROOM**

- **POPULAR & DESIRABLE LOCATION**
- **IMMACULATE PRESENTATION**
- **ATTRACTIVE GARDENS**

PRICE GUIDE £320,000

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

96, Welham Road is situated in an enviable position in this desirable and popular residential location. The individually designed bungalow has an attractive rear garden which adjoins well maintained horse paddocks. The views are lovely with paddocks in the foreground, Malton and Golden Hill in the distance.

The accommodation has been immaculately maintained. The entrance hall is spacious and leads to the sitting room and dining room with kitchen beyond. There are 2 double bedrooms and both a shower room and bathroom.

There are french doors from the sitting room and a rear door from the kitchen leading to the patio and garden. The manicured garden is mainly lawned and flanked by flower borders within hedged boundaries. There is a useful store attached to the side of the bungalow.

Malton and Norton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, together with both a variety of sporting, social clubs and an interesting and diverse range of shops. Malton has gained regional acclaim for its regular food festivals.

The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent valley walks and Howardian Hills are all within easy reach.

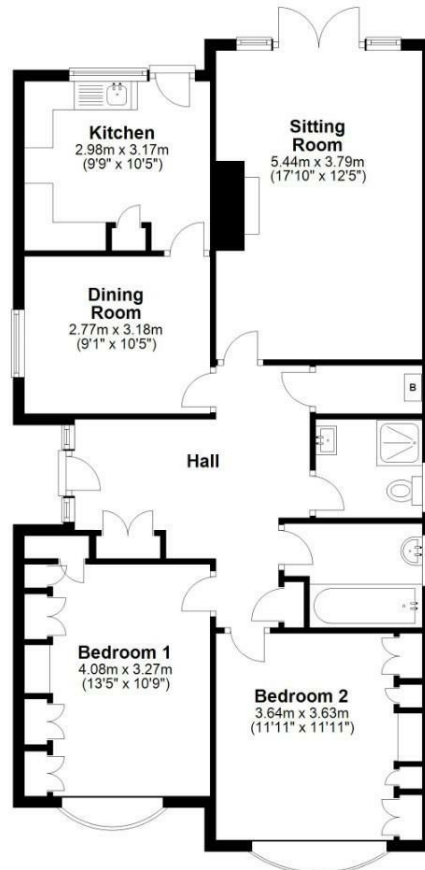
General Information



Accommodation

Ground Floor

Approx. 91.7 sq. metres (986.6 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 sq. feet)
96 Welham Road, Norton

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		
	66	80
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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