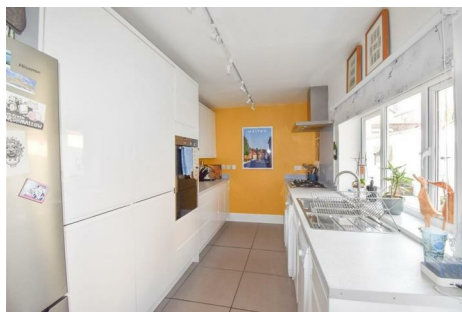


# Rounthwaite R&W Woodhead

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

**17 VICTORIA ROAD, MALTON, YO17 7JJ**



- Beautifully presented Victorian Town House
- Modern kitchen with integrated appliances
- Rear Courtyard for sitting out along with Several brick Stores
- No Onward Chain
- Well proportioned rooms with a wealth of period features
- Three double bedrooms
- Conveniently located just off the Market Place

**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](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)



## Description

17 Victoria Road is a charming and beautifully maintained Victorian townhouse, ideally situated just off the Market Place with easy access to the town centre amenities. This delightful home is well presented throughout offering spacious rooms that retain many original period features, including cornicing, picture rails, and panelled internal doors.

The accommodation briefly comprises: entrance vestibule, hall, sitting room with bay windows and gas fire, dining room with log burning stove, cloakroom and a modern well equipped kitchen with a range of appliances and underfloor heating. Over the upper two floors are three double bedrooms and a spacious house bathroom suite with large separate shower cubicle.

Outside, the front garden is attractively landscaped with a variety of flowering shrubs and a paved seating area. To the rear is an enclosed yard with several brick stores and double gates allowing for vehicular access. There are also parking options on street.

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 festivals.

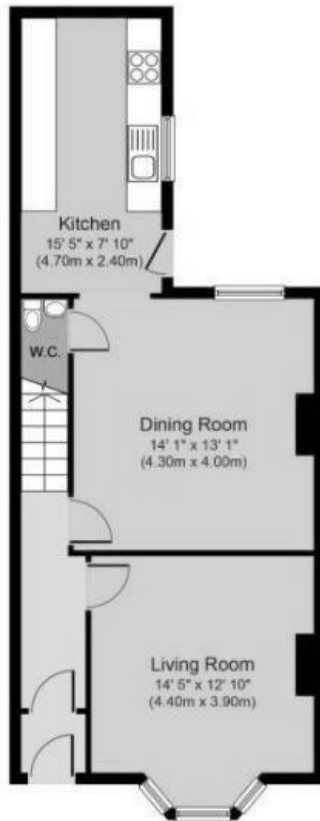
## General Information



# Accommodation

## Ground Floor

Approx. 53 sq. metres (570 sq. feet)



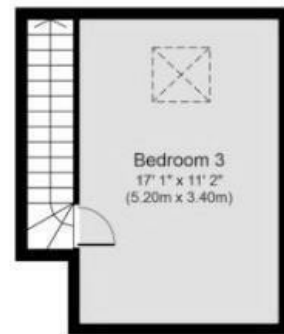
## First Floor

Approx. 53 sq. metres (570 sq. feet)



## Second Floor

Approx. 21 sq. metres (226 sq. feet)



Total area: approx. 127 sq. metres (1366 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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