

# Rounthwaite **R&W** Woodhead

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

## 5 SPRING HALL GARTH, MALTON, YO17 7YG



- A WELL PROPORTIONED FOUR BEDROOM PROPERTY (MASTER WITH EN-SUITE)
- NICELY PRESENTED VERSATILE LIVING ACCOMMODATION
- SET IN A GREAT PLOT WITH GOOD-SIZED LANDSCAPED GARDENS
- SITUATED IN A POPULAR CUL-DE-SAC JUST OFF YORK ROAD WITHIN EASY WALKING DISTANCE OF TOWN
- DOUBLE GARAGE AND PARKING FOR SEVERAL VEHICLES
- OFFERED WITH NO ONWARD CHAIN

**PRICE GUIDE £485,000**

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

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## Description

Located in the peaceful and sought-after residential cul-de-sac of Spring Hall Garth just off York Road, this well-presented family home is nicely positioned backing onto a designated green area and within easy walking distance of the town centre and local amenities.

The property is arranged over two floors, and the accommodation briefly comprises: entrance hall, a well-equipped dining kitchen with integrated appliances and solid oak worktops, leading through to a large conservatory; a separate formal dining room; and a generously proportioned sitting room that spans the full depth of the property, complete with a feature gas fireplace. On the first floor, there are four double bedrooms, including a principal bedroom with fitted wardrobes and a modern en-suite shower room, along with the house bathroom suite.

Externally, the property boasts a neatly landscaped front garden and a spacious driveway providing ample off-street parking, leading to a detached double garage. The rear of the home enjoys a private, west-facing garden with a wealth of established flowerbeds and mature shrubs, as well as a lovely combination of lawn and paved areas ideal 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

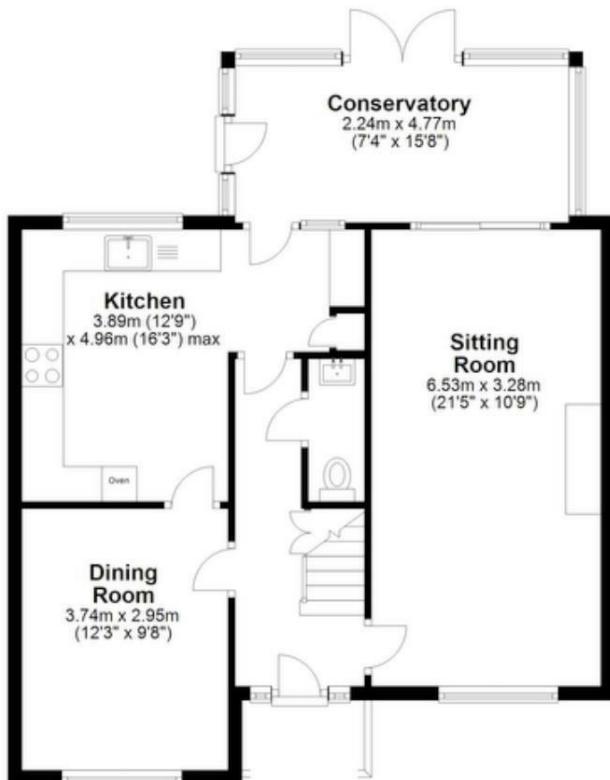




# Accommodation

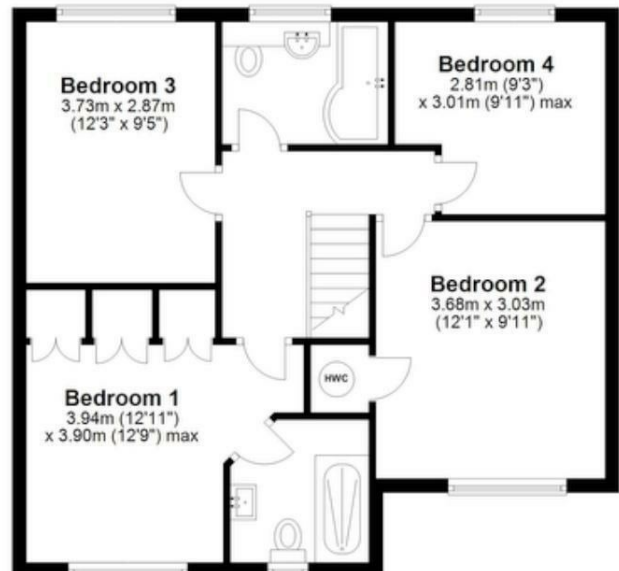
## Ground Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



## First Floor

Approx. 59.9 sq. metres (645.2 sq. feet)




Total area: approx. 128.9 sq. metres (1388.0 sq. feet)

**5 Spring Hall Garth, Malton**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 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 CO2 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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