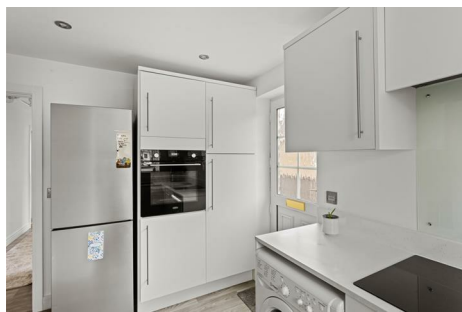


Rounthwaite **R&W** Woodhead

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

35 HAMBLETON ROAD, NORTON, MALTON, YO17 9DH



- Beautifully Renovated Two/Three Bedroom Bungalow
- New heating system & electrics
- Enclosed rear garden
- Master with en-suite shower room
- Detached garage and ample parking
- Convenient for local amenities

PRICE GUIDE £289,950

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 fully renovated two-bedroom bungalow has been thoughtfully reconfigured to maximise space and functionality. Finished to a high standard throughout, the property benefits from a brand-new heating system, updated electrics and a stylishly appointed interior.

The newly fitted kitchen is both contemporary and practical, designed with modern living in mind. The layout includes two double bedrooms, with the principal room enjoying its own newly fitted en-suite shower room, along with a study/3rd Bedroom and the house bathroom suite. To the rear is a lovely sitting room with patio doors overlooking the garden.

Externally, the property offers a mix of lawned garden and a paved patio with flower beds making up the borders. There is ample off-road parking for multiple vehicles, along with a detached garage.

General Information

Services: Mains gas, water and electricity. Connection to mains drainage. Solar panels.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

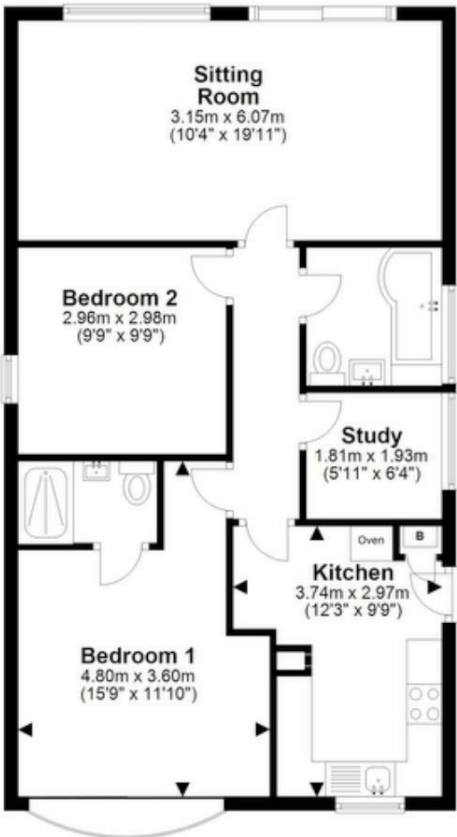
Council Tax: Band



Accommodation

Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



Total area: approx. 67.8 sq. metres (729.5 sq. feet)
35 Hambleton Road, Norton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	91
(81-91) B		
(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 (CO ₂) 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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