

Rounthwaite **R&W** Woodhead

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

3 MANOR PARK, BROUGHTON, YO17 6QL



- Spacious three-bedroom semi-detached home
- Located in a quiet cul-de-sac in a sought-after village location
- Close to local amenities and convenient for Malton town centre
- Generous corner plot with gardens to front and rear
- Detached garage and driveway parking
- In need of modernisation with good scope to improve

PRICE GUIDE £235,000

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

Email: malton@rounthwaite-woodhead.co.uk

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Description

Situated in a peaceful cul-de-sac in the sought after village of Broughton, No. 3 Manor Park occupies a generous corner plot with a garden to the front and rear. This three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors. The property would benefit from modernisation throughout but offers great scope to improve.

The ground floor comprises an entrance hall, a fitted kitchen overlooking the rear garden, a dining room, and a spacious sitting room with an open fireplace. Upstairs, there are three bedrooms, a house bathroom, and a separate WC. The main bedroom enjoys a lovely outlook across the open countryside.

Outside the property has a low maintenance front garden with driveway parking and a detached garage. To the rear is an enclosed garden largely laid to lawn with flowerbeds and mature shrubs/trees making up the borders.

Broughton is approximately 1.5 miles from the centre of Malton to the north of the B1527. Malton offers an excellent range of amenities with the Railway Station providing links to the Intercity service at York; primary and secondary schooling is available together with a good variety sporting and social clubs. The town also offers a variety of interesting shops, supermarkets and a good range of eating establishments. Malton has gained regional acclaim for its regular food festivals and markets.

General Information

Services: Mains water and electricity. Connection to mains drainage. LPG Heating.

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.

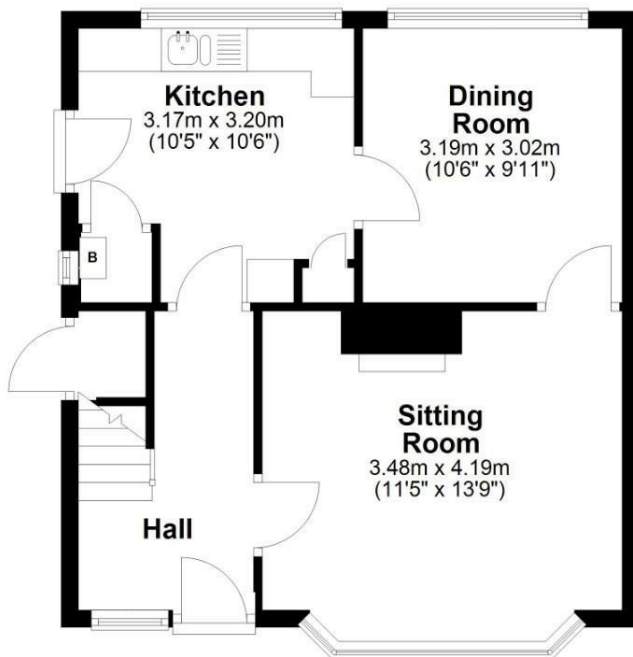
Council Tax. We are informed that the property lies in band C.



Accommodation

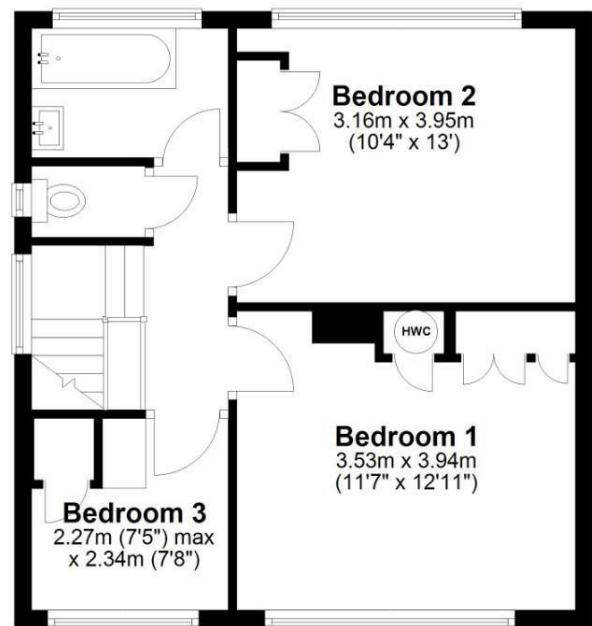
Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 86.1 sq. metres (927.3 sq. feet)
3 Manor Park, Broughton

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		
	39	62
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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