

Rounthwaite **R&W** Woodhead

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

BOSWELL HOUSE BROUGHTON, MALTON, YO17 6QG



- 4 BEDROOM DETACHED HOUSE WITH APPROX 2 ACRES
- TERRACED BALCONY WITH SPECTACULAR VIEW
- GYM/GAMES ROOM 850 SQ FT
- 1 MILE FROM MALTON
- 3 RECEPTION ROOMS
- MODERN KITCHEN AND BATHROOM FITTINGS

PRICE GUIDE £795,000

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

Boswell House is a rarity... a spacious 4 bedroom house with two acres of land within a mile and a half from the centre of Malton. There are spectacular views across the Vale of Pickering towards the Moors and full advantage is taken from the terrace. The house is of brick and tile construction and has been recently improved and modernised. The kitchen (with Rayburn) is exceptionally well fitted and links to the living room, sitting room and dining room which has french doors opening to the raised terrace. The main entrance hall is spacious and there is a ground floor office. There are 4 double bedrooms, the master with en suite bathroom, a house bathroom and dressing room. Bathroom fittings are of high quality.

The driveway leads to parking, turning area and garaging. The garden is primarily to the south and west of the house with a grass paddock to the east. The property is bounded to the north by a former 'green lane' and is a footpath to Malton.

The gym/games room is a brilliant extra ideal for a young family.

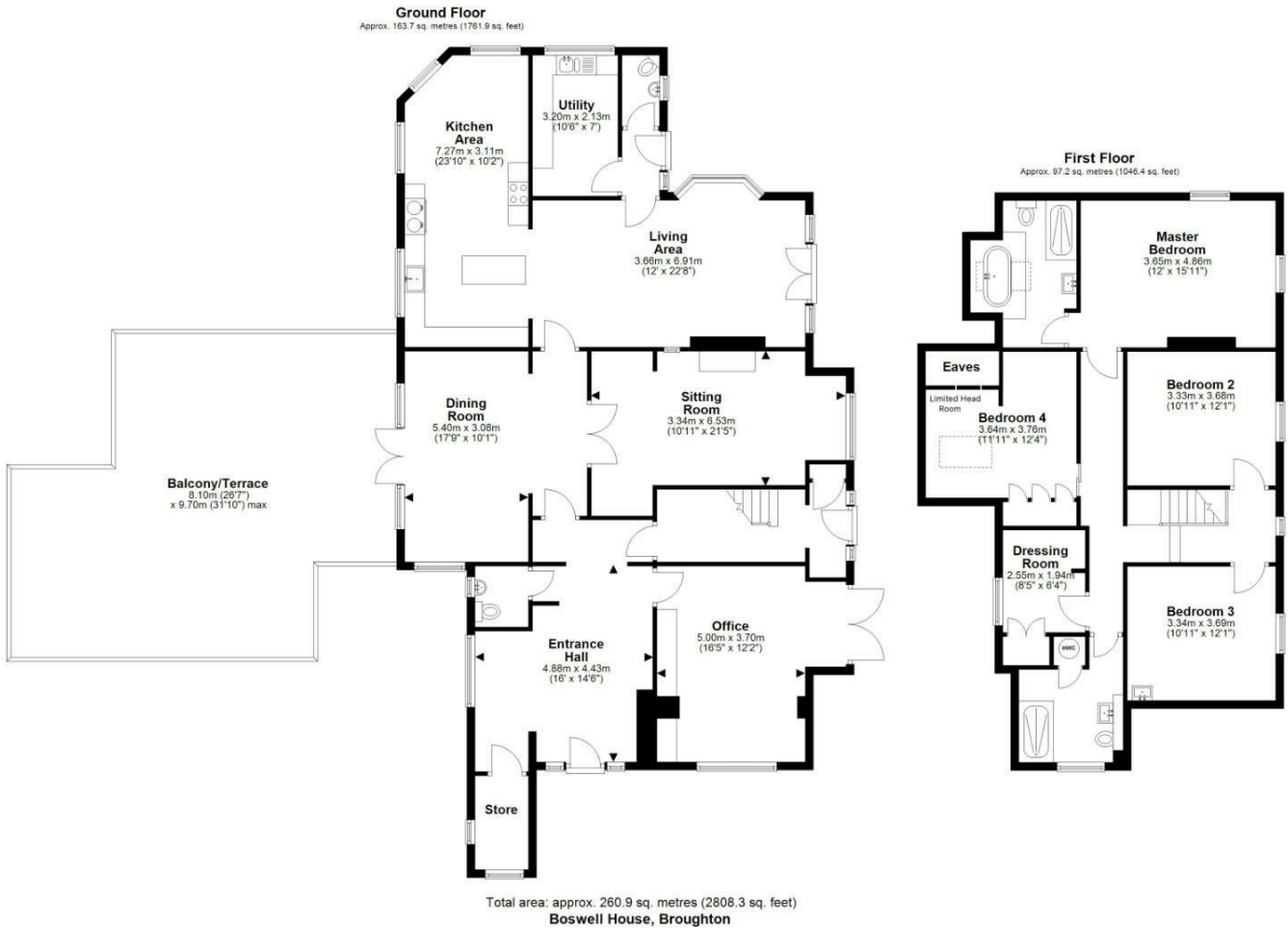
Broughton is approximately 1.5 miles from Malton on the borders of the Howardian Hills Area of Outstanding Natural Beauty and near to Castle Howard. Malton offers a good range of amenities with Primary and Secondary schooling a railway station with links to the Intercity service at York and an excellent range of shopping facilities. In addition there are good eating establishments sporting and social clubs and regular food festivals and markets which have gained regional acclaim.

The A64 bypasses Malton providing links to the coast, York to the west and the motorway network beyond.

General Information



Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead