

# Rounthwaite R&W Woodhead

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



**23 TOWN STREET, OLD MALTON, MALTON, YO17 7HB**

**PRICE GUIDE £395,000**

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

23 Town Street is a Grade 2 listed cottage situated in the Old Malton Conservation Area. The carefully restored cottage retains a lovely original appearance.

The well-presented accommodation includes an inviting entrance hall, a well equipped dining kitchen with Aga, a cosy double aspect sitting room featuring wood flooring and exposed beams. Upstairs, there are three bedrooms and a tastefully appointed house bathroom. Externally, the property benefits from an easily maintained garden and a garage.

Old Malton is highly desirable and convenient location within a mile or so of Malton's Market Place. From the property there are walks along the banks of the river Derwent in open countryside. The village has two public houses and a regular bus services. Malton offers a fine variety of amenities with the rail service providing links to the Intercity service at York and a regular bus services. There are a good variety of shops, regular food markets together with eating establishments and sporting and social clubs.

The A64 bypasses the town providing good road communications east and west and to the motorway network. The Wolds, Moors, Howardian Hills Area of Outstanding Natural Beauty and East Coast are also within easy reach.

## General Information

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

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.

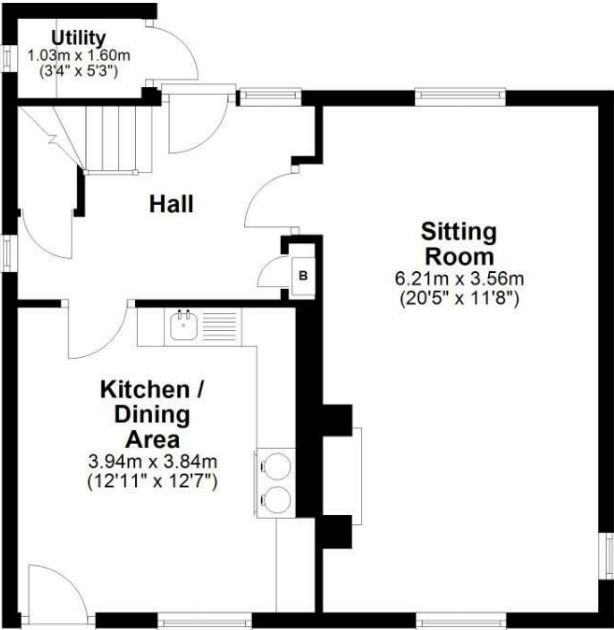
Council Tax: We are informed that the property lies in band C.



# Accommodation

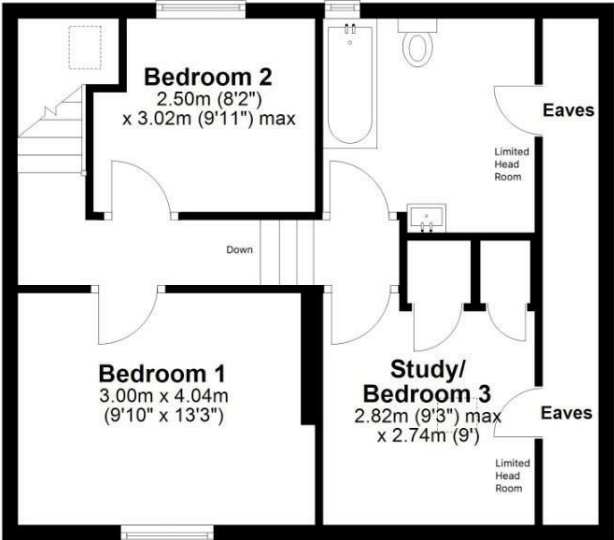
## Ground Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



## First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 100.1 sq. metres (1077.9 sq. feet)  
**23 Town Street, Old Malton**

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 | 59      | 87                                                                                                          |
| (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 <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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