

Rounthwaite R&W Woodhead

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

17 ROWAN AVENUE, MALTON, YO17 7DG



- Well-proportioned three-bedroom home in a popular residential area
- Generous enclosed rear garden with lawn, hardstanding, and two sheds
- Off-street parking for multiple vehicles
- Spacious sitting room, separate dining room, and fitted kitchen
- Useful external storage
- Easy access to the Town centre

PRICE GUIDE £185,000

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

17 Rowan Avenue is a well-proportioned three-bedroom home located in a popular and established residential area of Malton, situated within easy reach of the town centre and well-served by local amenities including two primary schools, a convenience store, and a fish and chip shop.

The ground floor accommodation includes a fitted kitchen overlooking the rear garden, a sitting room with open fire, a separate dining/living room, a utility room and a downstairs toilet. Upstairs, there are three bedrooms all with built in wardrobes and a house bathroom with separate WC. Two useful external stores are accessible via the covered passageway that adjoins the house.

To the front, there is ample off-street parking for several vehicles. The enclosed rear garden is a particularly good size, mainly laid to lawn with a hardstanding area and two storage sheds.

While the property would benefit from some updating, it offers a fantastic opportunity to create a comfortable family home in a well-connected location.

Malton offers an excellent range of amenities with a Bus Station and Railway Station providing links to the Intercity service at York. The A64, which by-passes the town, provides road links both East and West and access to the motorway network. There are a good variety of shops and eating establishments and the regular food festivals have gained regional acclaim. Malton is well located for the Coast, the Moors and the Wolds and is surrounded by lovely countryside.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, uPVC Double Glazing.

Council Tax: We are informed by Ryedale District Council that this property falls in band

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

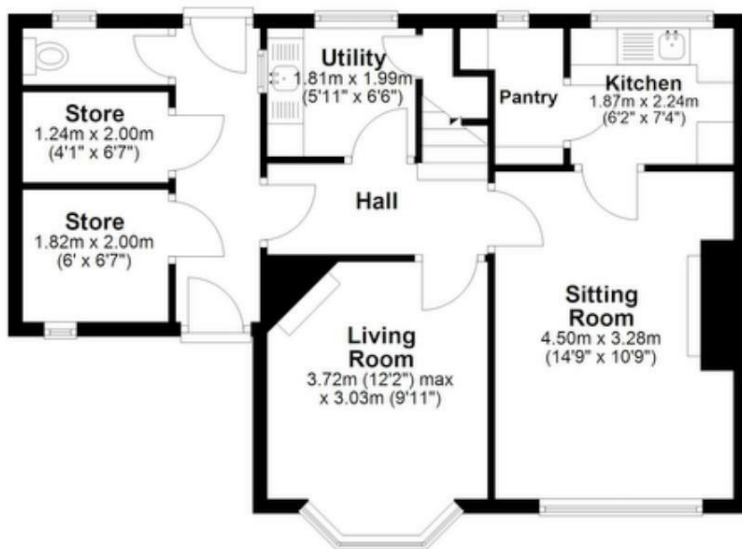
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 96.6 sq. metres (1039.7 sq. feet)
17 Rowan Avenue, Malton

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		
	57	80
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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