

Rounthwaite **R&W** Woodhead

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

ACRES END BUSH GARDENS, AMOTHERBY, MALTON, YO17 6TH



- **Wonderful detached bungalow**
 - Two double bedrooms
- **Mature, well stocked gardens**
- **Scope for cosmetic updating**

- **Spacious, flexible reception rooms**
- **House bathroom and en suite shower room**
- **Garage and driveway parking**
- **No forward chain**

£325,000

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

This substantial detached bungalow is set in a wonderful, mature plot and positioned approximately two miles from Malton. Amotherby is a sought-after, well-connected village which boasts amenities including a school, village hall and popular restaurant. A much loved property that has been well maintained yet offers scope for further improvement and cosmetic updating. Acresend is sure to appeal to a range of potential purchasers.

An entrance hall leads to a well proportioned reception room which is light and airy and a spacious dining kitchen and utility room beyond. Both bedrooms are generous double rooms with en suite shower room to the master and house bathroom.

Externally, the benefits include a brick built single garage, well stocked, attractive gardens to the front and rear and driveway parking.

General Information

Services: Mains water, electricity and connection to mains drainage. Oil fired central heating.

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

Tax - TBC

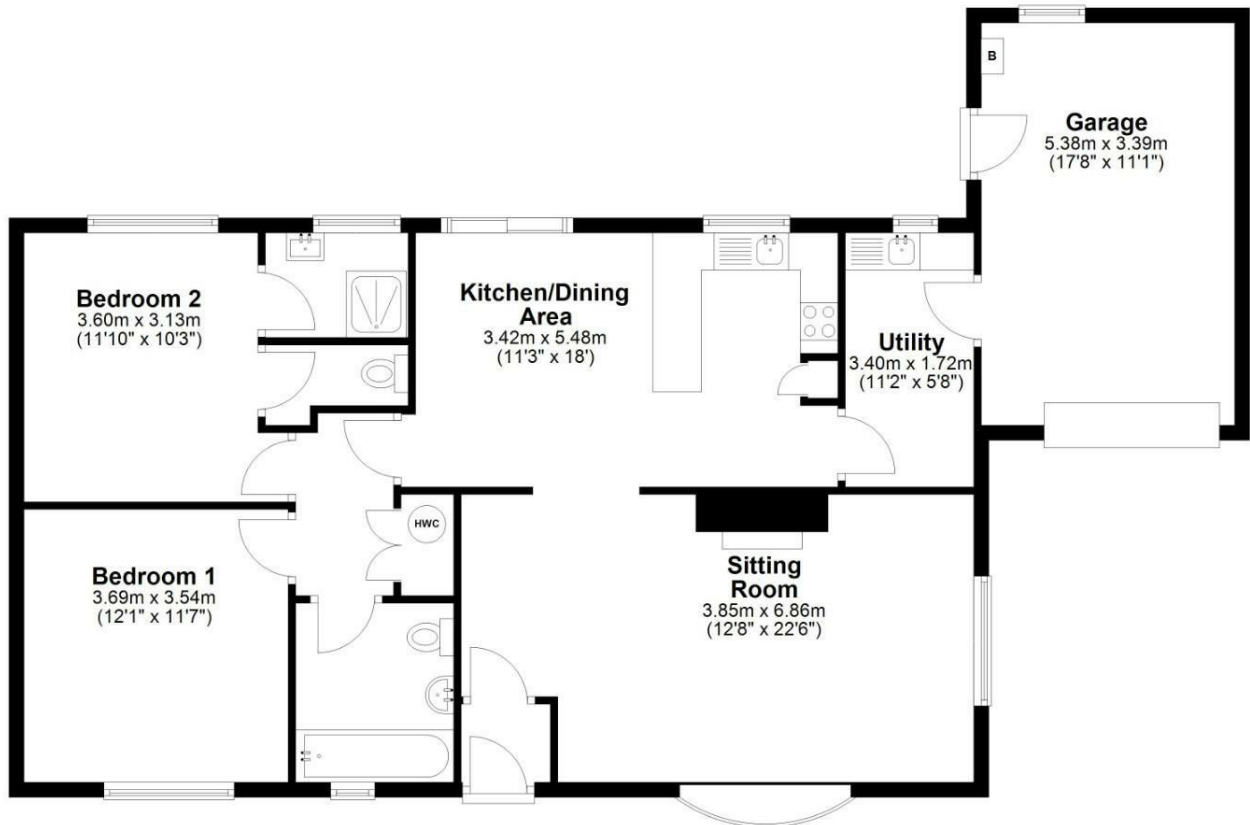
Viewing: Strictly by appointment



Accommodation

Ground Floor

Approx. 112.4 sq. metres (1209.7 sq. feet)



Total area: approx. 112.4 sq. metres (1209.7 sq. feet)

Acres End, Amotherby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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