

Rounthwaite R&W Woodhead

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

34 CASTLE HOWARD ROAD, MALTON, YO17 7AY



- Spacious detached home
- Popular, convenient location
- House bathroom, en suite shower room and WC
- Four bedrooms
- Flexible reception space
- Gardens, double garage and parking

PRICE GUIDE £425,000

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 home enjoys a prime position on Castle Howard Road, just a short stroll from the heart of Malton yet offering all the benefits of a spacious family home in a good-sized plot.

A much-loved home, the property has been well maintained but does offer scope for the next owners to make changes to suit their needs and tastes. A generous entrance hall leads to two reception rooms and breakfast kitchen to the rear. There are four bedrooms to the first floor with en-suite shower room to the master in addition to the house bathroom.

Externally, gardens to the front and rear are largely lawned with fruit trees, summer house and ample seating space to the rear. A double garage provides parking or additional storage.

Offered for sale with no forward chain.

General Information

Services: Mains water, electricity, gas and drainage.

Council Tax: TBC

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

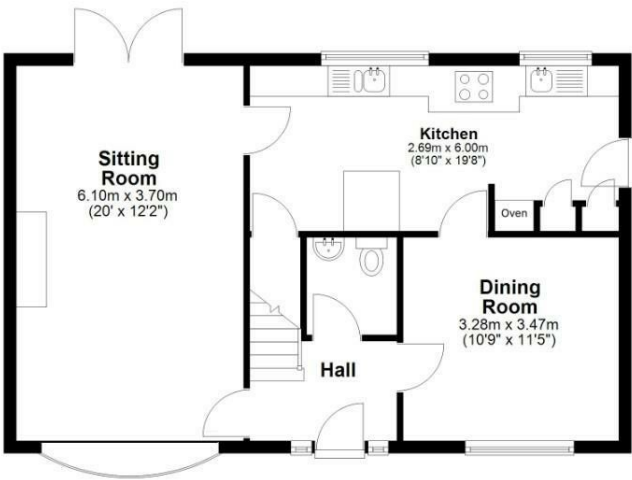
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 119.9 sq. metres (1291.1 sq. feet)
34 Castle Howard Road, 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		
	66	73
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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