

Rounthwaite R&W Woodhead

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

10 MILLRACE CLOSE, NORTON, MALTON, YO17 9PF



- Sought-after Norton location, close to town amenities
- Master bedroom with dressing room and ensuite shower room
- Private enclosed rear garden with lawn, mature borders, and decked patio
- Spacious four-bedroom family home with well-planned layout
- Integral garage, and secure outdoor storage

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

Situated in a popular and sought-after location in Norton, this generous four-bedroom family home offers excellent living space and a well-planned layout, perfect for modern family life.

The property is well presented throughout and conveniently located within easy reach of the Town's amenities. Arranged over two floors the accommodation briefly comprises; a welcoming reception hall with downstairs toilet which leads through to a spacious sitting room with a feature gas fire place and bay window, this flows into a formal dining room and conservatory with double doors to the garden. The kitchen overlooks the garden and is well equipped with a range of wall and base units and breakfast bar. Upstairs, the principal bedroom boasts a dressing room and ensuite shower room, while three further bedrooms, all with built-in storage, are served by a the house bathroom suite.

Outside, the property benefits from an established frontage with a double-width driveway and an integral garage, while the private enclosed rear garden features a lawn, mature borders, and a decked patio area. There is also useful secure outdoor storage.

Norton & Malton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, a variety of sporting and social clubs and an interesting and diverse range of shops. Norton college is within a short walk as is Norton Primary School. Malton has gained regional acclaim for its regular food festivals. The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent valley walks and Howardian Hills Area of Outstanding Natural Beauty are all within easy reach.

General Information

Services: Mains water, electricity & drainage. Gas central heating. Telephone connection subject to the usual British Telecom regulations.

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

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

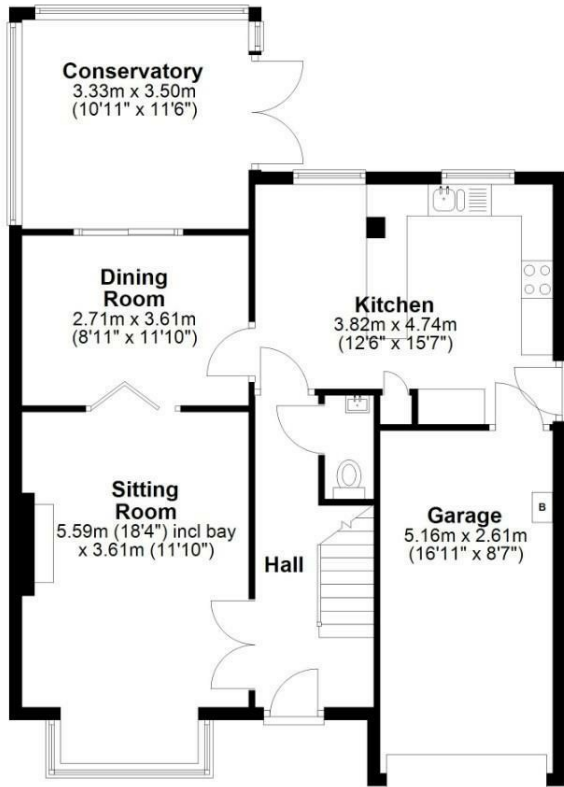
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

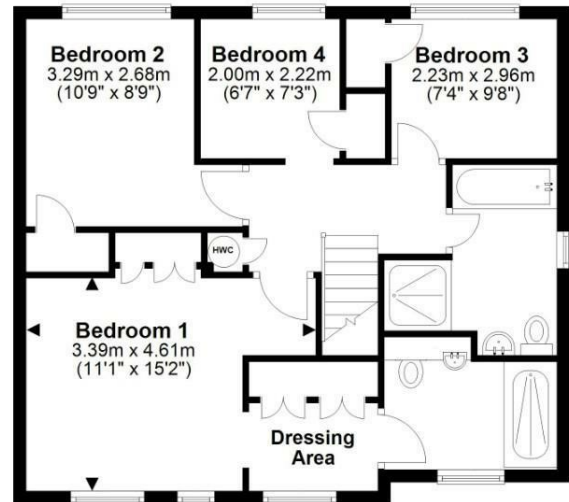
Ground Floor

Approx. 83.5 sq. metres (898.3 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.7 sq. feet)



Total area: approx. 142.6 sq. metres (1535.0 sq. feet)

10 Millrace Close, Norton

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 | | |
| | 71 | 75 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Environmental Impact (CO₂) 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
www.rounthwaite-woodhead.com

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