

Rounthwaite **R&W** Woodhead

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



25 HOWE ROAD, NORTON, MALTON, YO17 9BJ

PRICE GUIDE £250,000

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 spacious semi-detached home offers greater than expected accommodation with a large extension to the rear. Set in a popular residential area, well placed for access to many local amenities as well as being within walking distance of the centre of Malton, this is an ideal property for families of all sizes.

An entrance hall leads to the spacious, modern kitchen which is fitted with a range of units and offers ample space for dining. The dual aspect living room is light and airy and has patio doors opening on to the rear garden. To the rear, is a large double bedroom / family room with en suite shower room. There are a further three, original bedrooms to the first floor and house bathroom.

Set on a good-sized plot, there are enclosed gardens to the rear with decked seating areas and a large storage shed.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains.

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

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

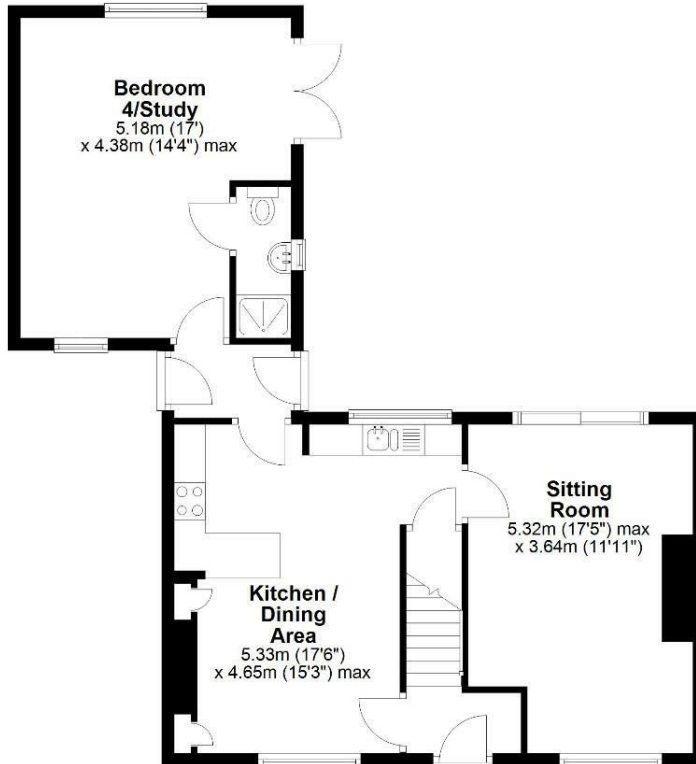
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

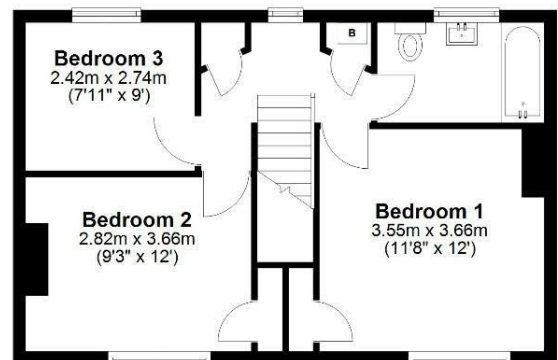
Ground Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 114.8 sq. metres (1236.0 sq. feet)

25 Howe Road, 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		
	64	76
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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