

Rounthwaite **R&W** Woodhead

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

53 NEWBIGGIN, MALTON, YORKSHIRE, YO17 7JE



- **FOUR BEDROOM TOWN HOUSE CLOSE TO MALTON'S MARKET PLACE**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **TERRACED PATIO AREA FOR SITTING OUT**
- **GOOD QUALITY FIXTURES & FITTINGS**
- **TWO GENEROUS RECEPTION ROOMS**
- **PARKING FOR TWO VEHICLES**

PRICE GUIDE £375,000

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

53 Newbiggin comprises a substantial and handsome brick and tiled Town House just a short walk from the Market Place and Wheelgate, Malton's main shopping street. The property has a date stone of 1914 and attractive brick detailing to the front elevation.

The interior has been tastefully refurbished in recent years, offering a high standard of finish whilst still retaining many of its original period features. The ground floor provides two generous reception rooms, a modern dining kitchen, utility area, and a shower room. On the first floor there are three generous double bedrooms and a smaller fourth all served by a house bathroom suite. Off the landing there is a staircase to a useful attic room with velux window.

To the rear, the south-facing outdoor space includes a private yard and steps up to a terraced seating area, with the added benefit of off-street parking for two vehicles.

The centre of Malton is within a short distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are also within a short distance and there are many local sporting clubs including Tennis, Squash and Golf plus other recreational pursuits for young and old alike. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of varied shops, eating establishments and has gained regional acclaim with its regular food festival

General Information



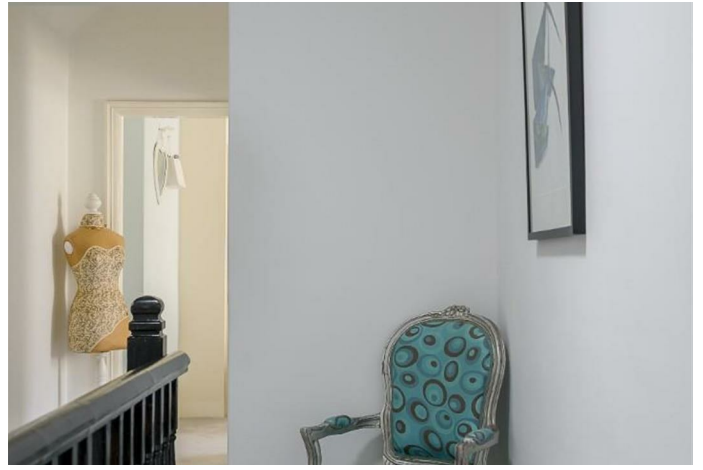
Accommodation



Total area: approx. 124.6 sq. metres (1341.2 sq. feet)
53 Newbiggin, 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		
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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