

Rounthwaite R&W Woodhead

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

DUNBAR DAM LANE, LEAVENING, MALTON, YO17 9SJ



- Spacious detached bungalow
- Popular village location
- Surrounded by fabulous countryside
- Well connected for access to Malton, York and beyond
- Two double bedrooms
- Gardens, garage and driveway parking

PRICE GUIDE £280,000

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 detached bungalow is set in a peaceful position within a wonderful village location. Leavening is approximately five miles from Malton and well placed for access to road links and local amenities as well as the fabulous surrounding countryside. The village boasts the much-celebrated Jolly Farmers Inn and a popular primary school.

Much improved by the current owners and offering more spacious room sizes than ordinarily expected of a bungalow and as such, the property is sure to hold wide appeal. A large entrance hall leads to the breakfast kitchen which is fitted with a range of units and the utility room beyond. An open plan reception room with wood burning stove offers ample space for dining and seating areas. Both bedrooms are good sizes as is the bathroom which includes a bath with shower above.

Nestled in the centre of a good-sized plot, the benefits also include gardens surrounding the property with storage shed and seating areas, a single garage and ample driveway parking.

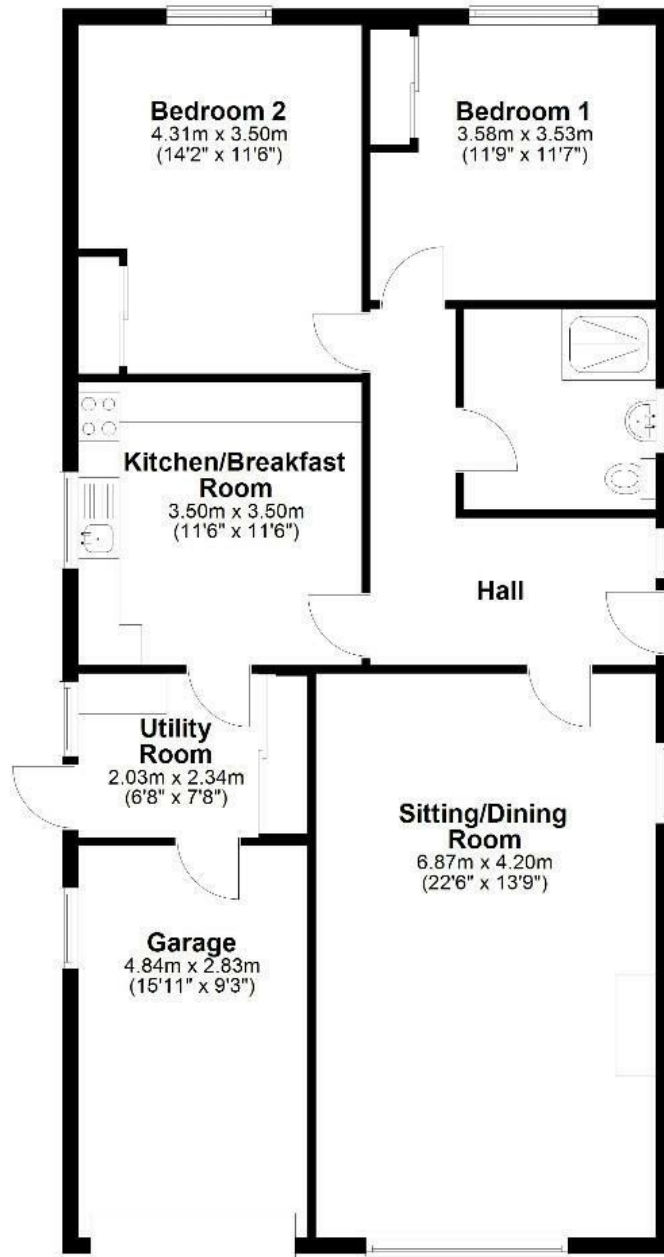
General Information



Accommodation

Ground Floor

Approx. 107.0 sq. metres (1151.8 sq. feet)



Total area: approx. 107.0 sq. metres (1151.8 sq. feet)

Dunbar Leavening

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
www.rounthwaite-woodhead.com

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