

Rounthwaite R&W Woodhead

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

4 ACRE MEWS, MALTON, YO17 7AL



- A SPACIOUS AND BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS
- SOUTH FACING ENCLOSED GARDEN
- NICELY POSITIONED TO THE EDGE OF THE POPULAR BROUGHTON MANOR DEVELOPMENT
- SPACIOUS MASTER BEDROOM WITH ENSUITE
- SINGLE GARAGE & AMPLE DRIVEWAY PARKING

PRICE GUIDE £295,000

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

Beautifully Presented Family Home with South-Facing Garden & Detached Garage. 4 Acre Mews sits in a desirable position to the Northern edge of the popular Broughton Manor development, enjoying a lovely outlook across the open countryside

This attractive and well-maintained property offers spacious accommodation arranged over three floors, perfect for modern family living.

The ground floor features a stylish open-plan dining kitchen, along with a convenient cloakroom. The sitting room is positioned at the rear of the home with patio doors to the rear garden.

To the first floor there are two well-proportioned bedrooms and a family bathroom. The impressive master bedroom occupies the second floor and benefits from an en-suite shower room and built in wardrobes.

Outside, the property enjoys a detached garage and parking. The south-facing rear garden is fully enclosed and designed for low maintenance, offering a pleasant patio area ideal for sitting out.

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

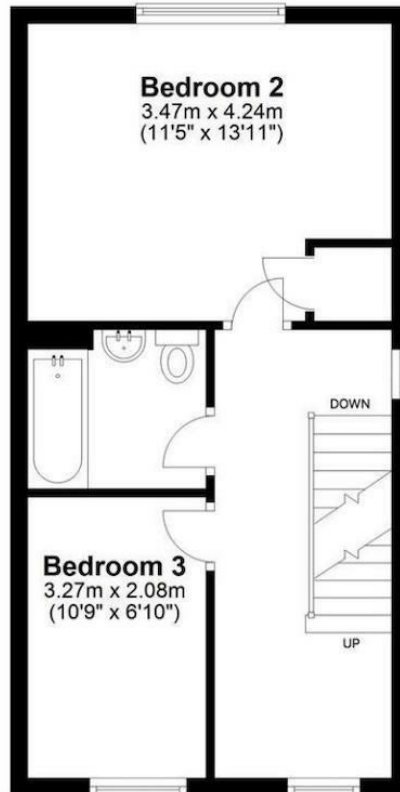
Ground Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Second Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



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		
	84	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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