

# Rounthwaite **R&W** Woodhead

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**1 PLUM STREET, YO17 9JA**

**PRICE GUIDE £210,000**

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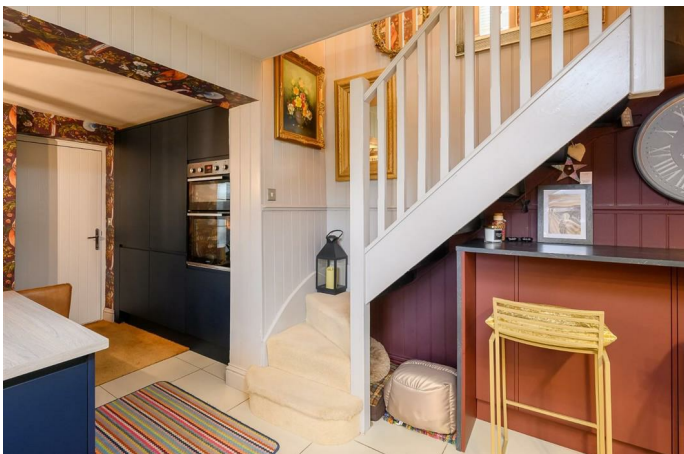
## Description

A beautifully presented two-bedroom end-terrace property tucked just off Norton's main street, conveniently located for local amenities.

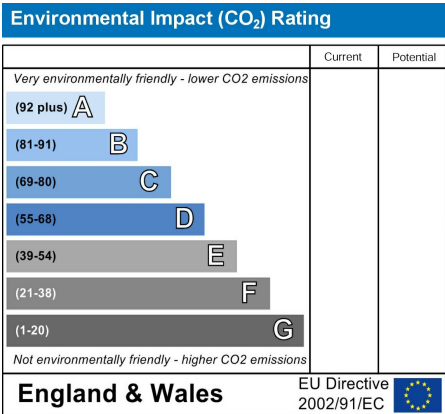
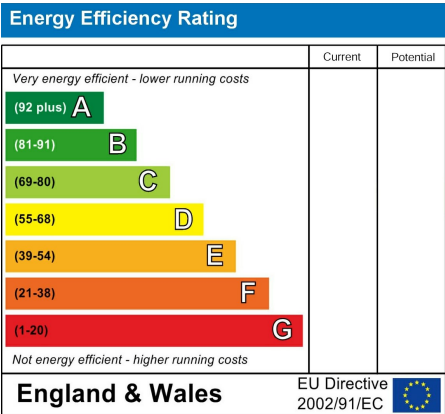
Significantly improved in recent years, the property benefits from an updated heating system, along with a recent new roof and improved insulation throughout. The accommodation features a modern kitchen with breakfast bar flowing into a dining area, along with a front-facing sitting room with exposed brick fireplace. Upstairs there are two bedrooms and an impressive bathroom suite. Externally, the enclosed rear garden includes a charming wooden-framed canopy ideal for outdoor seating, with a fully insulated outbuilding with lighting and power at the end of the garden offering excellent potential for a home office or various other uses.

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



# Accommodation







Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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