







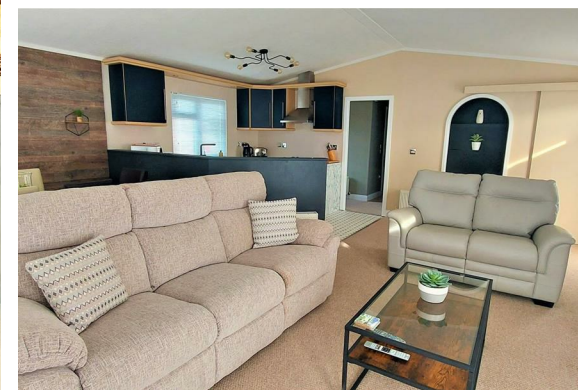
Malton Grange Park Amotherby Lane

Malton, YO17 6UP

Guide Price £79,950

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**FANTASTIC OPPORTUNITY TO PURCHASE A STUNNING LODGE WITH SUNKEN HOT TUB AND AIR CONDITIONING.** Located within this beautiful country park resort in the quiet and scenic Ryedale countryside this highly impressive two bedroom lodge offered for sale in immaculate condition so you can just move straight in and relax. Nestled within the park on a favourable plot, the property is an ideal holiday or second home. It is perfectly situated for easy access into the historic City of York and the market town of Malton as well as a short drive to Castle Howard and the East Yorkshire coast. Inside you will find a spacious entrance hallway, sociable open plan living/dining room, fully functional kitchen with fitted appliances, master bedroom with dressing area & en-suite, second double bedroom and house bathroom. To the outside is the raised decked area to enjoy alfresco dining after a soak in the sunken hot tub. There is also a driveway for parking. This is a great opportunity to purchase the perfect rural retreat for you, family and friends to enjoy.



### **Entrance Hallway**

### **Kitchen**

### **Living/Dining**

### **Bedroom One**

### **En-Suite Shower Room**

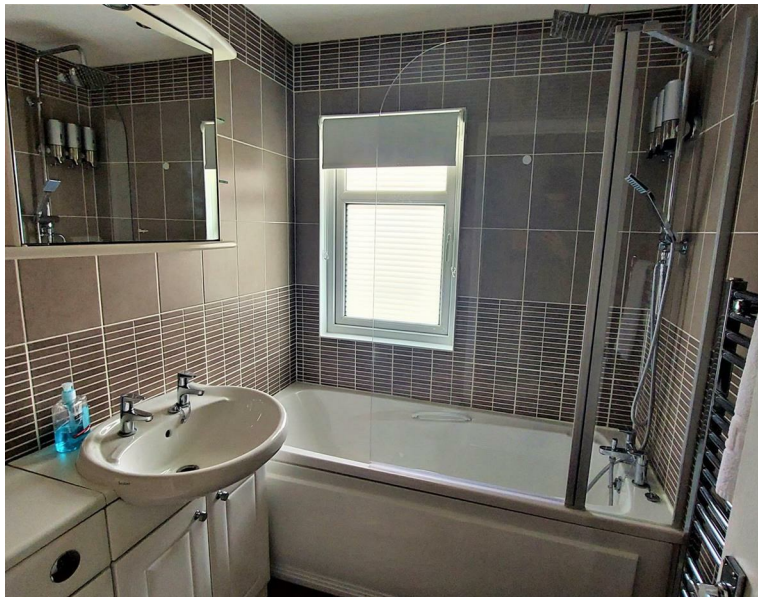
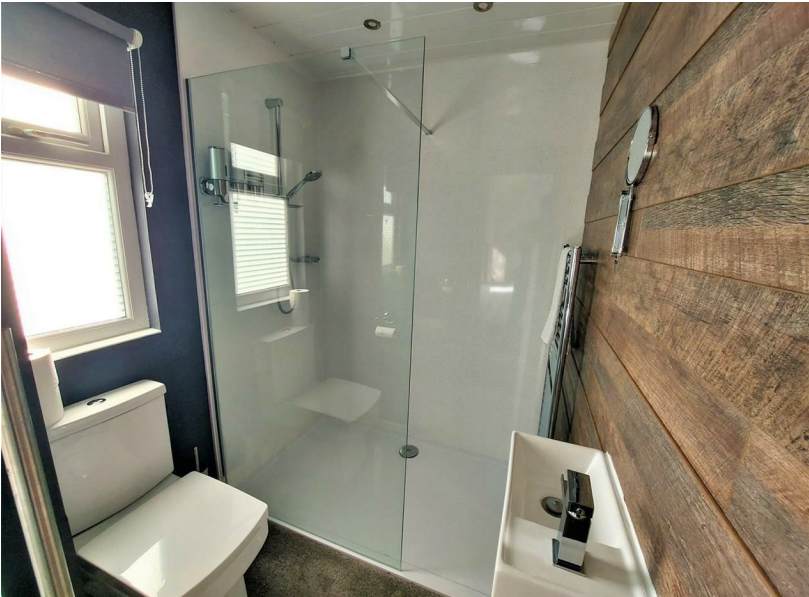
### **Bedroom Two**

### **Bathroom**

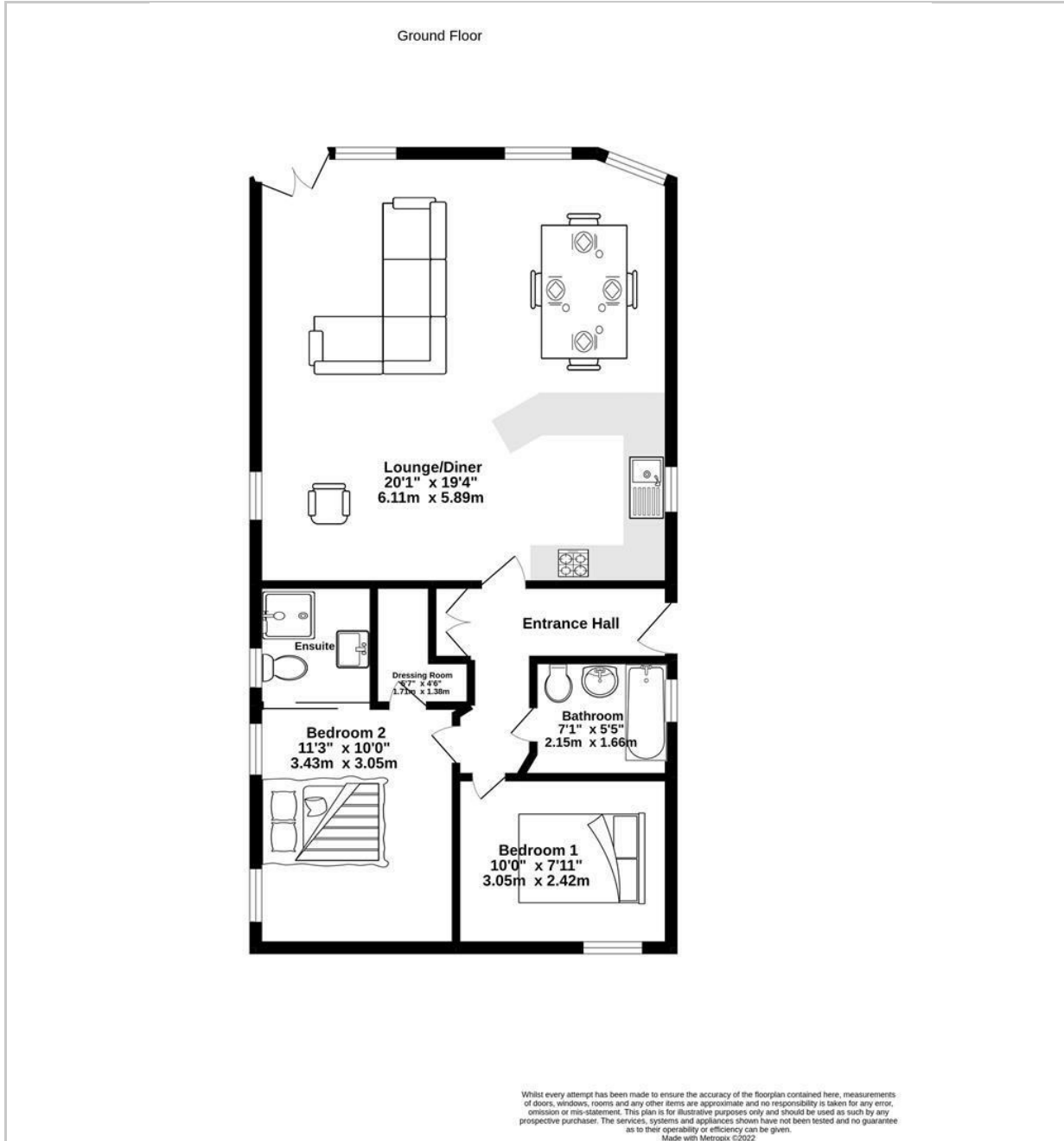
### **Outside/Decking Area/Hot Tub**

### **Kitchen/Lounge/Dining**

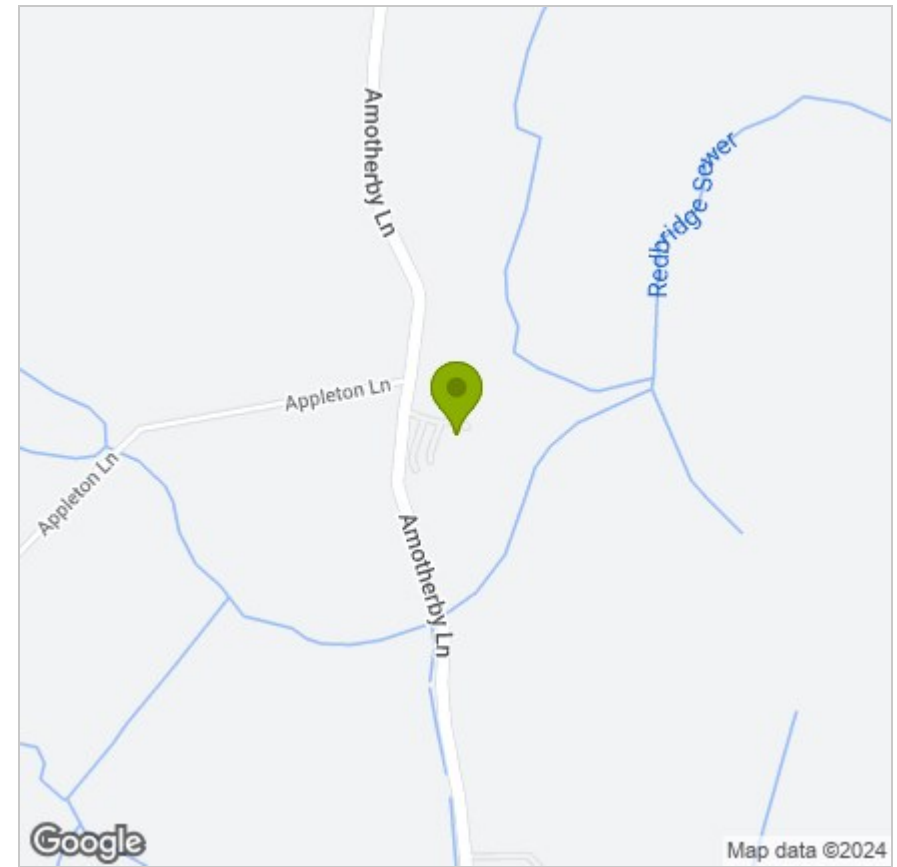




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.