

# Rounthwaite **R&W** Woodhead

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

**GARDEN COTTAGE MAIN STREET, SCAGGLETHORPE, MALTON, YO17 8DT**



- Spacious detached home
- Beautifully presented
- WC, bathroom and en suite
- Popular village location
- Three bedrooms
- Enclosed garden and off street parking

**GUIDE PRICE £400,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

This wonderful, detached property is set in an elevated spot at the heart of an ever-popular village.

Scagglethorpe is approximately three miles from the centre of Malton and well placed for access to York, the Yorkshire coast and fabulous countryside whilst offering all the benefits of village life, notably within walking distance of the popular village pub, " The Ham and Cheese".

Improved and beautifully maintained by the current owner, the property offers spacious accommodation with well-proportioned rooms and flexible reception space. The entrance opens to a large hallway which is currently used as a dining area with the fabulous kitchen beyond. Fitted with a range of quality units and integrated appliances, the room is an ideal social space with dining and seating areas and leads to the garden room. Practicalities are catered for with a good-sized utility room and cloakroom while the front of the house is home to a beautiful living room with wood burning stove.

To the first floor are three bedrooms with an en suite shower room to the master in addition to the family bathroom.

Externally, the benefits include an enclosed, lawned and landscaped garden, storage shed and driveway parking. An ideal home for a young family or those looking for a low maintenance property.

## General Information

Services: Mains water and electricity. Oil fired central heating, mains drainage.

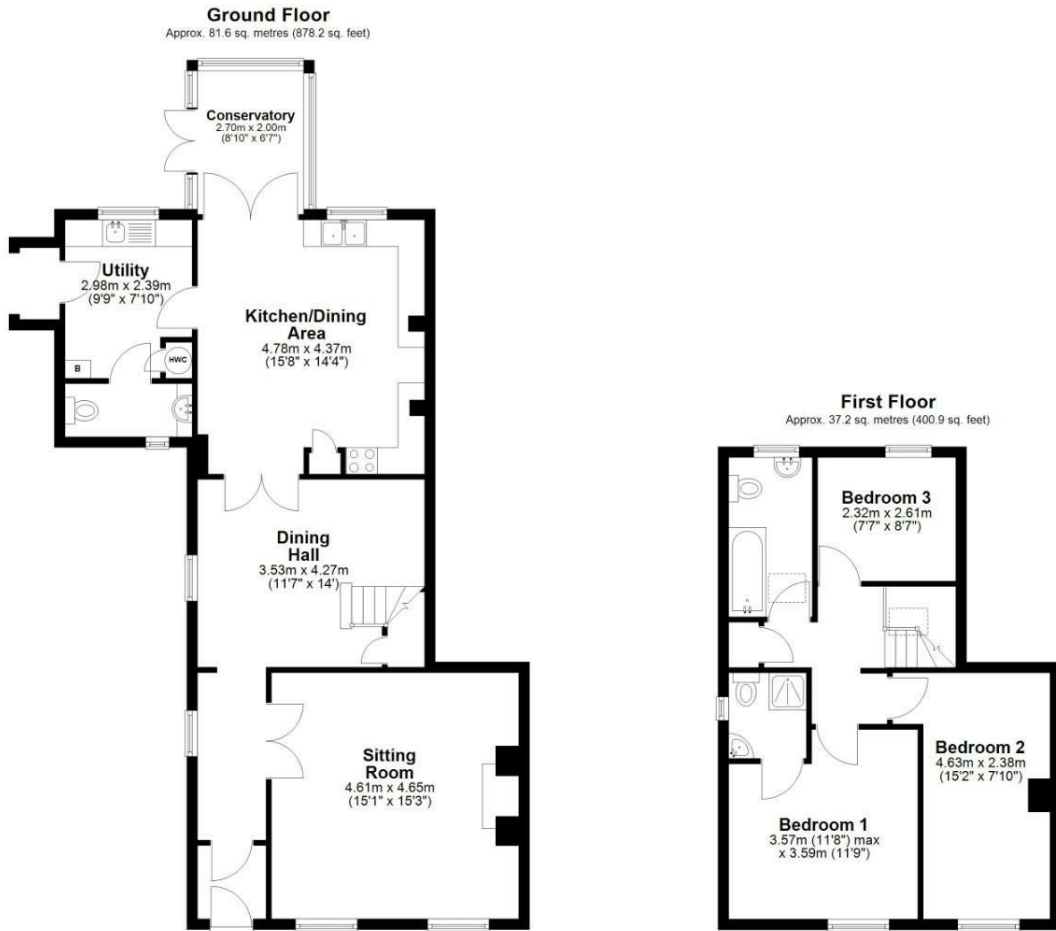
Tenure: Freehold

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax Band E



# Accommodation



Total area: approx. 118.8 sq. metres (1279.1 sq. feet)  
**Garden Cottage, Scagglethorpe**

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			
		71	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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