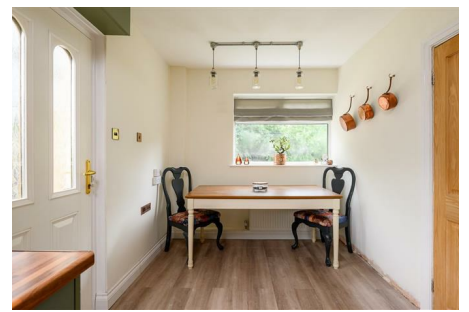


Rounthwaite **R&W** Woodhead

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

2 THORPE COTTAGES, SCAGGLETHORPE, MALTON, YO17 8ED



- Spacious semi detached home
 - Wonderful, mature plot
 - Popular village location
- Two double bedrooms
 - Driveway parking
 - Recently modernised and improved

£250,000

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 semi-detached home is set in a wonderful, mature plot on the edge of the popular village of Scagglethorpe. The location offers benefits of village life but is well connected, positioned just three miles from Malton and offers easy access to the A64 for good commuting options.

Much improved by the current owners, the property is perfect for those looking for a house that is ready to move in to and enjoy with a newly fitted heating system and recent improvements to the structure of the home as well as a fantastic cosmetic upgrade throughout.

The wonderful light and airy kitchen is fitted with a range of units and offers ample space for a dining area in addition to the good-sized living room with wood burning stove and a handy downstairs cloakroom. To the first floor are two double bedrooms and spacious house bathroom.

With gardens to three sides, mainly laid to lawn with established hedges, shrubs and plants, the plot offers a real sense of privacy.

General Information

Mains electric, water and drainage

Oil fired central heating, newly fitted boiler and tank

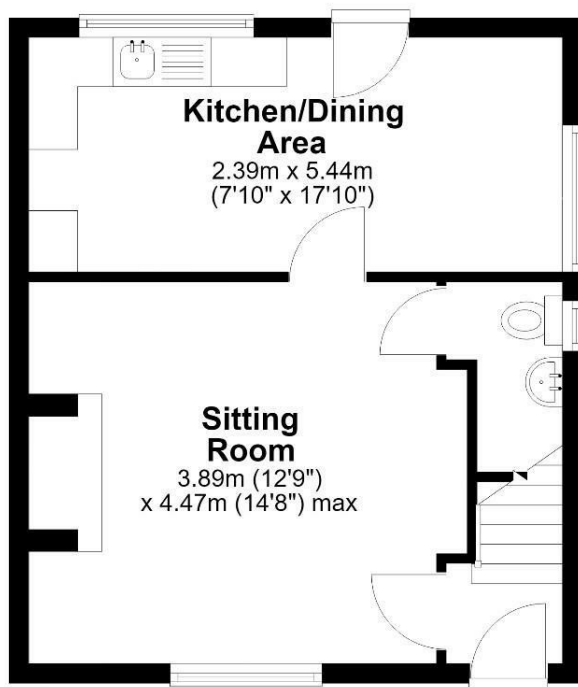
Viewings by appointment



Accommodation

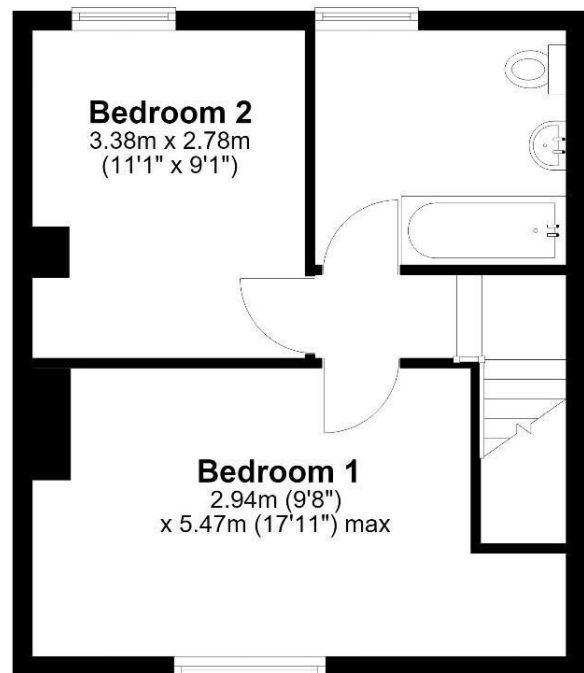
Ground Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 70.6 sq. metres (760.3 sq. feet)

2 Thorpe Cottages, Scagglethorpe

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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