Rounthwaite R&W Woodhead

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

9 COLLING WOOD GARDENS, MALTON, YO17 7YQ

- **Desirable three-bedroom semi-detached home in sought-after cul-de-sac**
- **Elevated position with pleasant first-floor views towards the Wolds**
- **Recently decorated and well-presented accommodation**
- **Well-equipped kitchen with integrated appliances**
- **Fully enclosed west-facing rear garden with decking and patio**
- **Detached garage, off-street parking and useful brick store**

PRICE GUIDE £289,950

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

A well presented three bedroom semi-detached home with garage and parking, situated in a desirable and sought after residential cul-de-sac, located just off York Road. Malton's Market Place and towns amenities are within reasonable walking distance.

The property occupies an elevated position with pleasant first-floor views towards the Wolds and benefits from gardens to the front and rear, a detached garage and off street parking. The accommodation has been recently and tastefully decorated, providing comfortable family living. The well-equipped kitchen with integrated appliances links with both the sitting room and conservatory which offers a useful dining area and has access to the rear garden. On the first floor there are three bedrooms along with a recently updated bathroom suite.

The rear garden is fully enclosed and faces to the West with a lovely raised decking area for sitting out along with a paved patio area adjacent to the conservatory. To the rear of the garage there is a useful brick store.

General Information

Services: Mains Gas, Water and Electricity, connection to mains drainage. Gas Central Heating.

Tenure: We are informed the property is Freehold and that vacant possession will be given on completion.

Viewing : Strictly by appointment with the Agents

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: We informed the property lies in Band C.

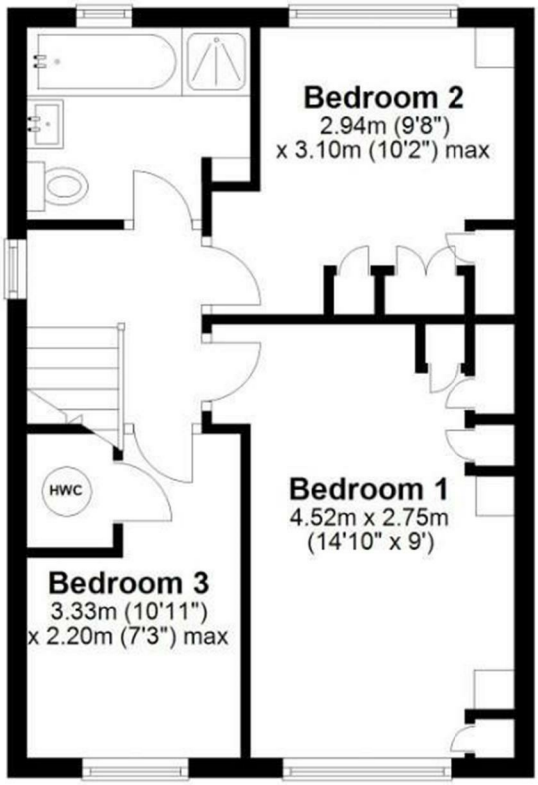
Accommodation

Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)

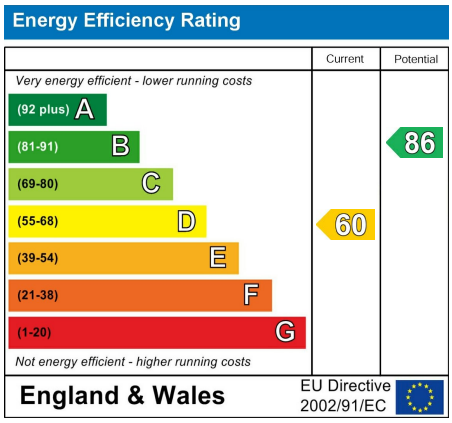
First Floor

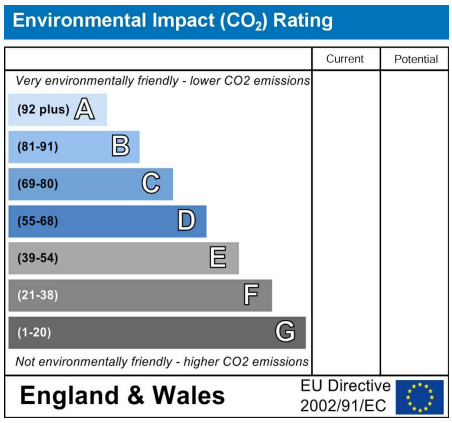
Approx. 37.5 sq. metres (403.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.4 sq. feet)

9 Colling Wood Gardens, Malton





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