

# Rounthwaite **R&W** Woodhead

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

**WELLFIELD MOOR LANE, BROUGHTON, MALTON, YO17 6QJ**



- A mature semi-detached house
- Good village location
- Ample garden, 2 garages, parking
- 3 bedrooms
- Lovely westerly views across fields
- Malton 1.5 miles

**PRICE GUIDE £295,000**

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

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## Description

Wellfield is an attractive brick and tile semi-detached house with access over a private driveway off Broughton's Main Street. The property enjoys lovely views to the west across farmland towards the village of Swinton and beyond.

The tastefully decorated accommodation comprises entrance hall leading to the sitting room opening to a dining area overlooking the garden and fields beyond. The kitchen has a pantry and the porch way to the side links to the utility room. At first floor level there are three bedrooms and bathroom with shower over.

Outside the driveway which serves two other properties leads to a brick sett hard standing area and the two garages. There is a garden area to the side with summer house and to the rear.

Broughton is approximately 1.5 miles from the centre of Malton via the B1527. Malton offers an excellent arrange of amenities with the Railway Station providing links to the Intercity service at York; primary and secondary schooling is available together with a good variety sporting and social clubs. The town also offers a variety of interesting shops, supermarkets, a good range of eating establishments and regular food markets. The lovely countryside of the Howardian Hills, Wolds, Moors and the coast are all readily accessible.

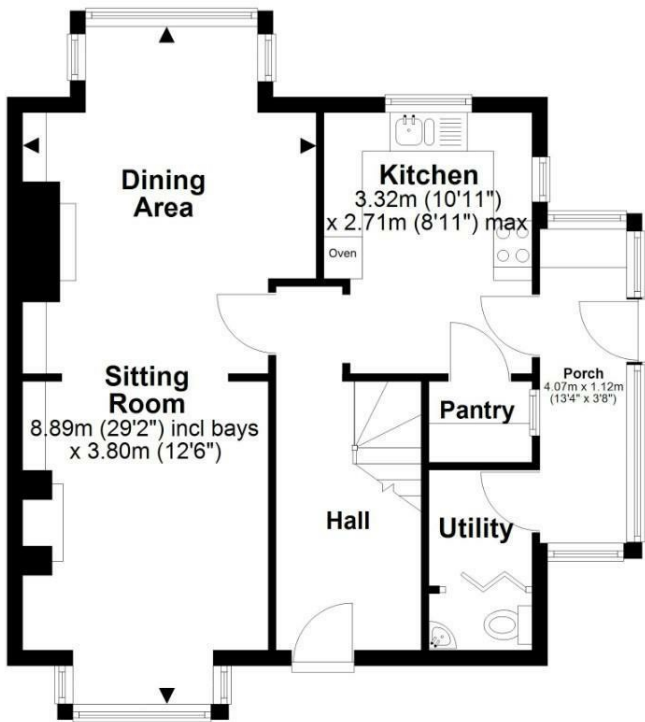
## General Information



# Accommodation

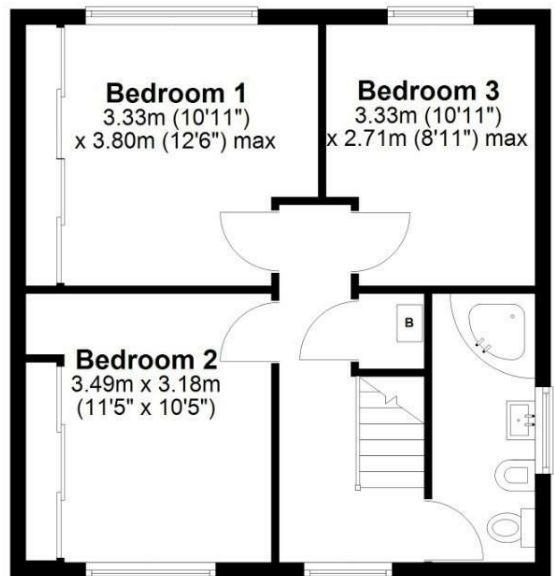
## Ground Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.1 sq. feet)

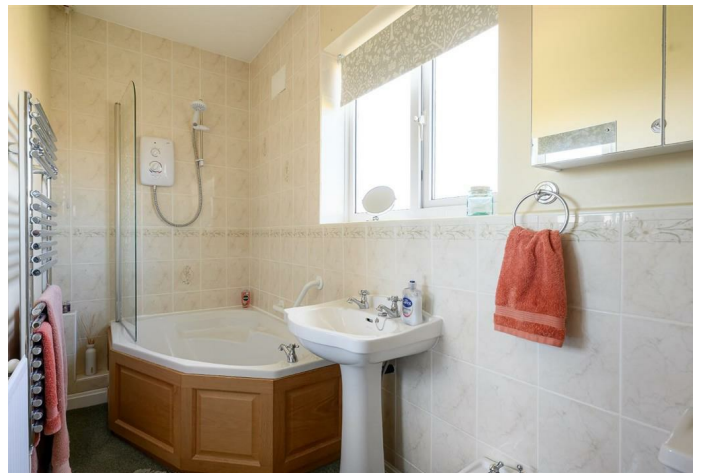


Total area: approx. 100.6 sq. metres (1082.8 sq. feet)

## Wellfield, Broughton

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>47</b>	<b>58</b>
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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