

Rounthwaite **R&W** Woodhead

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

HECKETY HOUSE DUGGLEBY, MALTON, YO17 8BN



- Spacious & traditional three-bedroom home with versatile accommodation
- Pleasant open views across surrounding farmland
- An excellent opportunity to modernise and improve
- Wolds village location approximately 7 miles from Malton
- Generous dining kitchen and three reception rooms
- Extensive gardens, ample parking and single garage

PRICE GUIDE £395,000

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

A spacious three-bedroom home situated in a traditional Wolds village approximately seven miles east of Malton, enjoying pleasant views across open farmland. Offering versatile accommodation with scope for modernisation, the property comprises a generous dining kitchen with separate utility, sitting room, spacious entrance hall, dining room and an additional reception room with double doors opening onto the garden.

To the first floor are three bedrooms and a spacious house bathroom, together with a useful separate attic room. Externally, the property stands within extensive gardens and benefits from ample parking for several vehicles along with a single garage.

A wonderful opportunity to create a superb family home in an attractive village setting.

Duggleby is a small Wolds village that lies approximately 7 miles from Malton, 12 miles from Driffield and 15 miles from Pocklington. It is also accessible to the cities of York (23 miles approx) and Hull (33 miles approx). Duggleby is well placed for visiting the East Coast with Scarborough being approximately 21 miles away. A train station can be found in both Malton and Driffield and a local bus service runs through the village. While there are no immediate facilities within the village itself, it is well served by shops, schools, doctor's surgeries and churches in the nearby villages and towns.

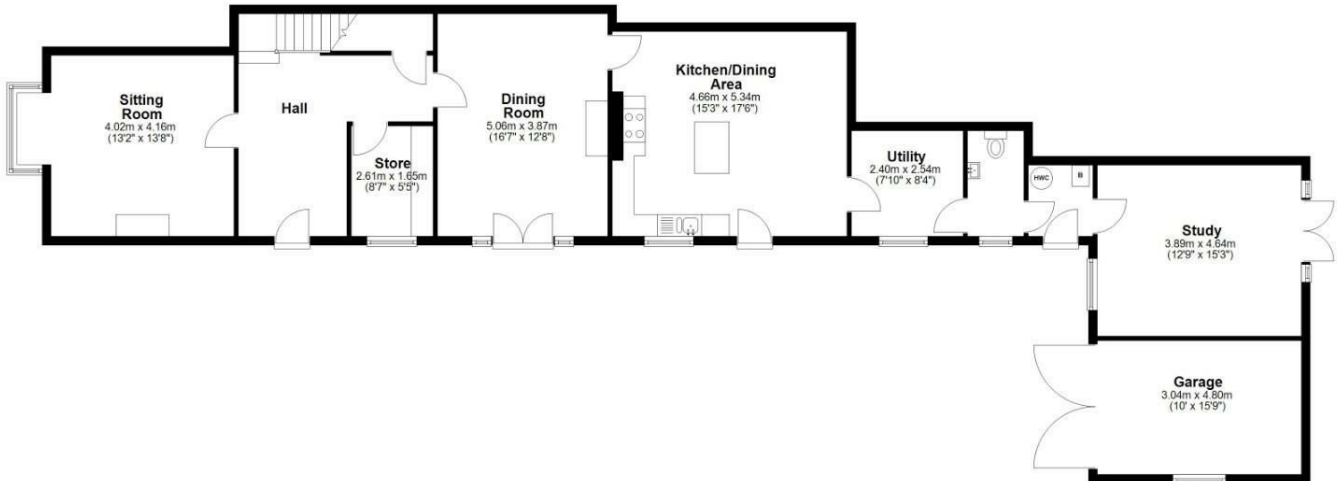
General Information



Accommodation

Ground Floor

Approx. 130.6 sq. metres (1407.9 sq. feet)



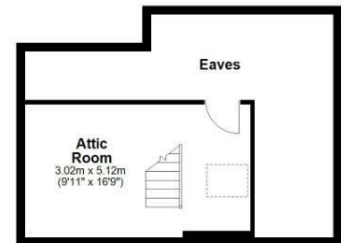
First Floor

Approx. 87.6 sq. metres (943.3 sq. feet)



Second Floor

Approx. 15.0 sq. metres (162.4 sq. feet) (excluding Eaves)



Total area: approx. 233.9 sq. metres (2517.5 sq. feet)
Heckety House, Duggleby

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	64
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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
www.rounthwaite-woodhead.com

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