

Rounthwaite **R&W** Woodhead

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

12 PLOUGH LANE, MALTON, YO17 7AP



£1,100 PER MONTH

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

12 Plough Lane is situated to the Northern edge of the popular Broughton Manor development, enjoying a pleasant outlook across the open countryside. Both spacious and well presented, the property provides accommodation arranged over three floors. At ground floor level is a stylish, well equipped dining/kitchen with a range of wall and base units and double doors to the rear garden, as well as an understairs cloakroom. On the first floor there is a light and airy sitting room with French doors which open onto a Juliet style balcony, together with a house bathroom and a double bedroom. The top floor has the master bedroom with en-suite shower room, built in wardrobes and lovely views along with two further bedrooms (a double and a single).

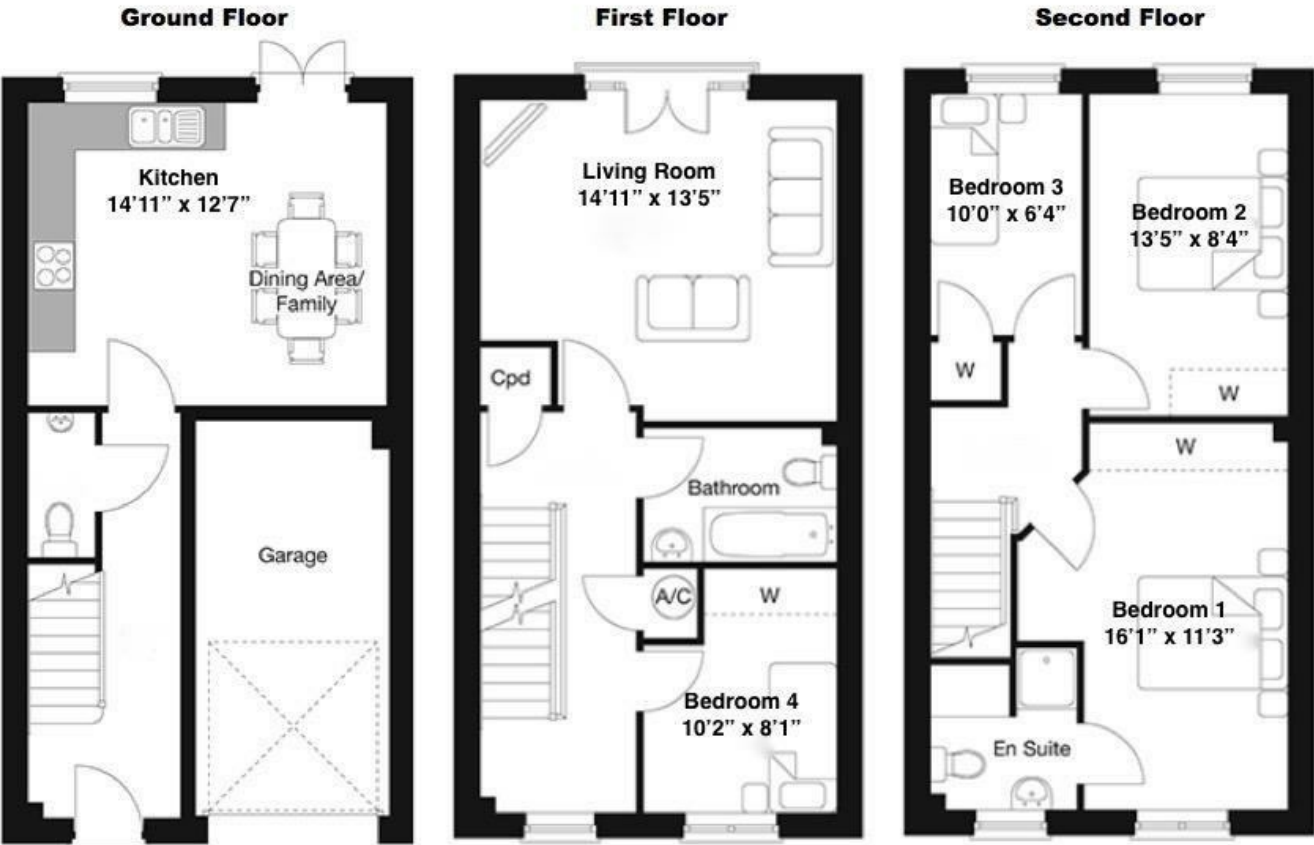
Outside the property has off-street parking space for two vehicles and an integral garage with lighting and power. To the rear of the property is a fully enclosed South facing garden.

Malton offers an excellent range of amenities with a Bus Station and Railway Station providing links to the Intercity service at York. The A64, which by-passes the town, provides road links both east and west and access to the motorway network. There are a good variety of shops and eating establishments and the regular food festivals have gained regional acclaim. Malton is well located for the Coast, the Moors and the Wolds and is surrounded by lovely countryside.

General Information



Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B	86	
(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	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead