Rounthwaite R&W Woodhead

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

25 PRESTON HILL, LEAVENING, MALTON, YO17 9SB









- **Immaculately Presented Four-Bedroom End-Terrace Home**
- **Peaceful Village Setting with Countryside Views**
- **Stylish Dining Kitchen with Integrated Appliances**
- **Principal Bedroom with En-Suite Shower Room**
- **South-Facing Garden with Countryside Views**
- **No Onward Chain**

PRICE GUIDE £299,950

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

An immaculately presented four-bedroom end-terrace property, forming part of a small development of high-quality homes in a peaceful village setting. The property enjoys an elevated position with lovely views across the surrounding countryside.

The accommodation is arranged over three floors and is finished to a high standard throughout. The ground floor comprises; entrance hallway, a stylish well-appointed kitchen with integrated appliances and space for dining and a spacious sitting room with access to the rear garden as well as a cloakroom.

There are three bedrooms to the first floor, including the principal bedroom with fitted wardrobes and an en-suite shower room, together with a contemporary house bathroom suite. A staircase leads to the second floor, where a generously proportioned fourth bedroom offers flexible accommodation, equally suited to use as a home office or additional living space.

Outside, the south-facing rear garden has recently been landscaped to create an attractive, low-maintenance space for outdoor seating and entertaining, enjoying a good degree of privacy and countryside views. There is also a useful timber garden shed, allocated parking and additional visitor parking.

Leavening is a desirable Wolds village approximately 6 miles to the south of Malton, surrounded by undulating countryside. There are many local walks from the village along public footpaths and bridleways. The village has a primary school and public house (The Jolly Farmers). Local amenities in Malton are a few minutes drive and include the railway station with links to the intercity service at York, a good variety of local shops and super markets. York lies approximately 16 miles to the south-west.

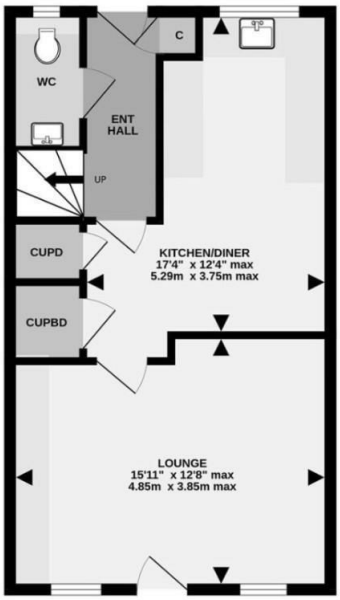
General Information



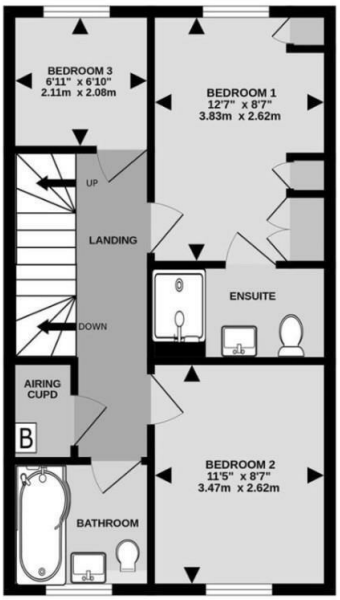


Accommodation

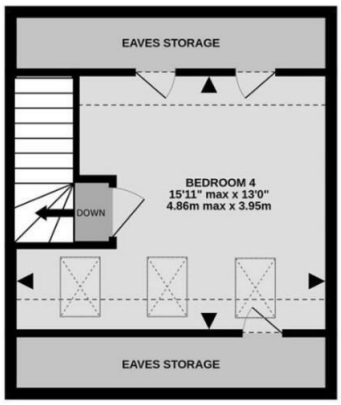
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



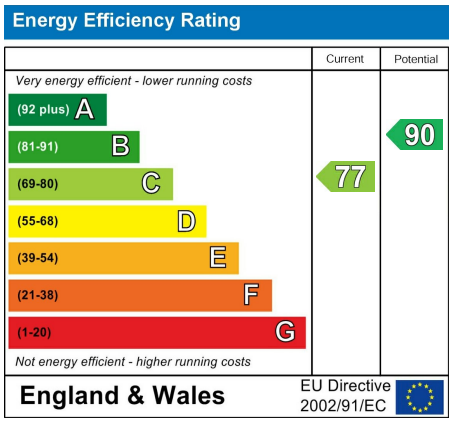
1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.

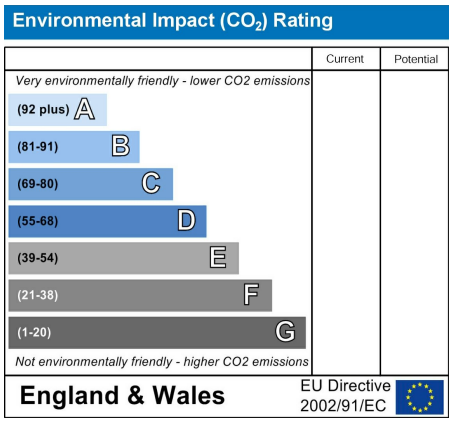


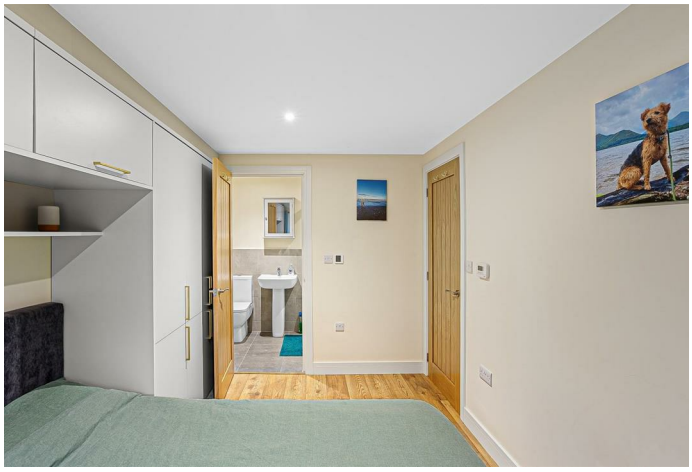
2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.









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