Rounthwaite R&W Woodhead

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

8 BROUGHTON RISE, MALTON, YORKSHIRE, YO17 7BW









- **Substantial and highly impressive Victorian home**
- **Five bedrooms arranged over three floors with versatile accommodation**
- **Superb extended family room opening into a well-equipped dining kitchen with Aga**
- **Flexible living space with great potential for multi generational living**
- **Generous south-facing garden**
- **Driveway parking and garage**

PRICE GUIDE £849,950

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 substantial and highly impressive Victorian home, extensively improved to offer beautifully presented and versatile accommodation over three floors. The property retains a wealth of period features and has been thoughtfully extended to the rear, creating a superb family room overlooking the garden which flows through to the dining kitchen. The kitchen is well-equipped and features an Aga, complemented by a separate utility room, while three further reception rooms offer excellent flexibility for both family living and entertaining. A ground floor shower room and separate WC add further practicality, and the layout is well suited to multi-generational living or annex use.

The first floor provides three well-proportioned bedrooms, served by a stylish house bathroom suite, with two further bedrooms on the second floor.

Externally the property is nicely set back from the road, providing ample driveway parking for several vehicles along with access to a garage. To the rear is an extensive and well-maintained south-facing garden, predominantly laid to lawn and bordered by a variety of mature shrubs, trees and established hedging, creating a high degree of privacy. Steps lead through to a further enclosed section at the far end of the garden.

A fine example of a Victorian home combining period charm with modern-day versatility.

Malton offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are also within a short distance and there are many local sporting clubs including Tennis, Squash and Golf plus other recreational pursuits for young and old alike. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of varied shops, eating establishments and has gained regional acclaim with its regular food festivals.

General Information

Services: Mains water, electricity & drainage. Gas central heating. Solar Panels.

Council Tax: We are informed by Ryedale District Council that this property falls in band E.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



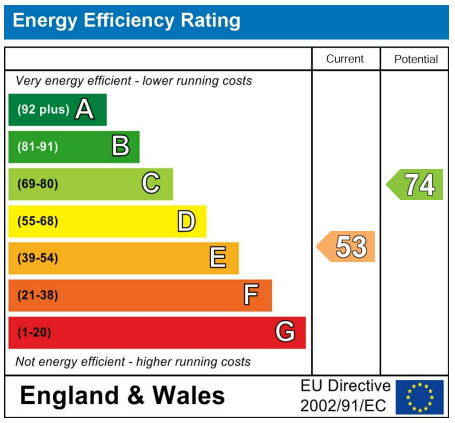


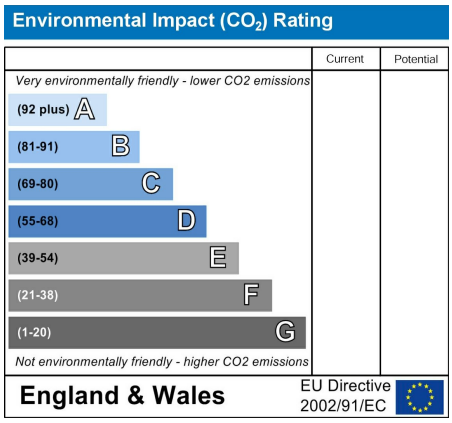
Accommodation



Total area: approx. 317.3 sq. metres (3415.7 sq. feet)

8 Broughton Rise, Malton












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