Rounthwaite R&W Woodhead

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

3 PEASEY HILLS ROAD, MALTON, YO17 7JU

- **Spacious four-storey townhouse offering versatile accommodation with potential for up to four double bedrooms**
- **Well-appointed dining kitchen, sitting room with decked balcony, and flexible lower ground floor with snug and work room.**
- **NO ONWARD CHAIN**
- **Superb south-facing garden designed for outdoor entertaining, featuring a pizza oven, BBQ area and spacious paved patio**
- **Ample off-street parking, all within a short walk of Malton's market place, schools and railway station**

PRICE GUIDE £425,000

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

An attractive four-storey semi-detached townhouse offering spacious, versatile accommodation, ideally situated within a short walk of Malton's market place and excellent range of amenities.

Arranged over four floors, the property offers flexible living with the potential for up to four generous double bedrooms. The current owners have adapted the layout to suit modern living including a practical work room on the lower ground floor. The well-equipped dining kitchen flows nicely into the sitting room, where doors open onto a beautiful decked balcony area.

One of the standout features of the property is the south-facing rear garden, thoughtfully designed to make the most of outdoor living and entertaining. The snug opens directly onto a spacious paved patio, complete with a pizza oven and bbq area, creating an ideal setting for outside dining. Beyond is an area of lawn with established shrubs, while the garden remains private, fully enclosed and easy to maintain.

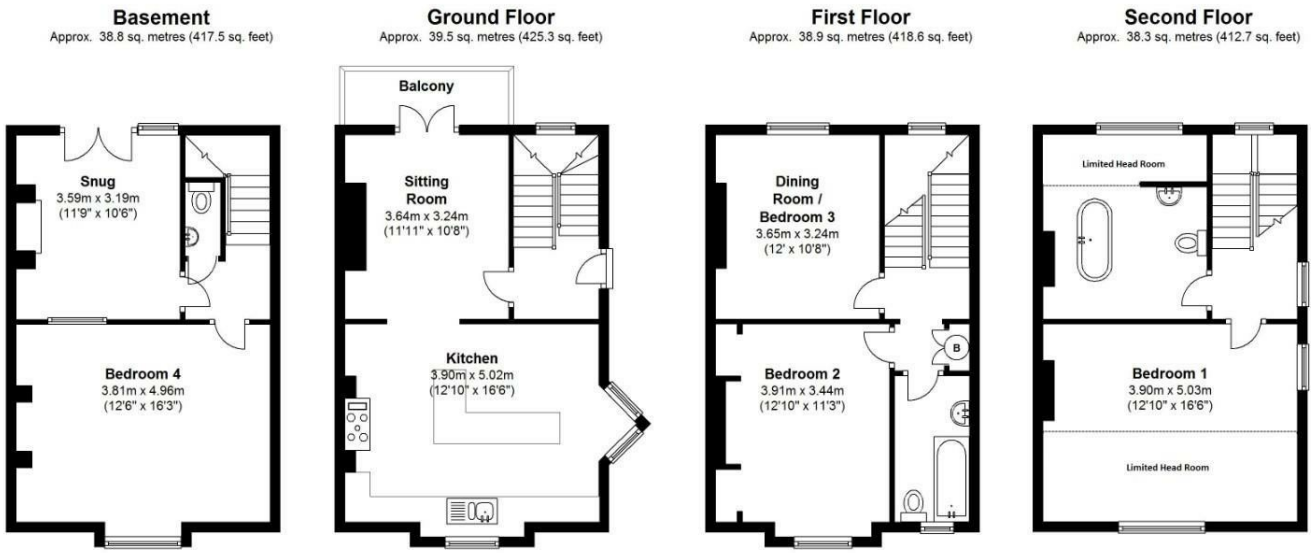
To the front, there is ample off-street parking for several vehicles, together with a driveway leading to an outbuilding providing substantial storage (previously a garage).

The property is conveniently located within easy walking distance of Malton's popular independent shops, cafés, restaurants and everyday amenities. Well-regarded primary and secondary schools are close by, while the railway station offers connections to York and the wider rail network. The nearby A64 also provides excellent road links for commuting.

A distinctive and highly adaptable home offering an excellent balance of generous living space, superb outdoor entertaining and the convenience of town centre living.

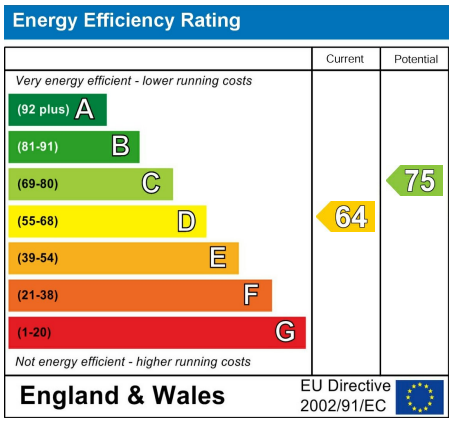
General Information

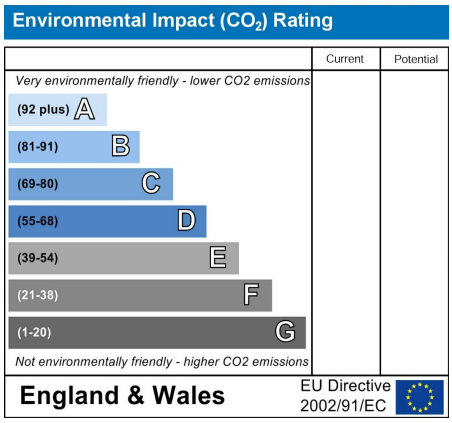
Accommodation



Total area: approx. 155.5 sq. metres (1674.0 sq. feet)

3 Peasey Hills Road, Malton





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