

Rounthwaite **R&W** Woodhead

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

19 WOODLANDS AVENUE, MALTON, YO17 9DB



- Three bedroom detached bungalow in sought after quiet cul-de-sac
- In need of modernisation throughout with great scope to improve
- Garage and Parking for several vehicles
- Convenient location for amenities
- No Onward chain

GUIDE PRICE £250,000

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

Situated in a popular and quiet cul-de-sac, conveniently positioned within easy reach of the town's amenities, this three-bedroom detached bungalow is in modernisation throughout and offers great scope for improvements.

The accommodation briefly comprises; a fitted kitchen, a good sized sitting room, inner hallway, three bedrooms and a house bathroom.

Outside, there is ample off-street parking for several vehicles together with a single garage. The private, enclosed rear garden provides a pleasant outdoor space to enjoy.

A great opportunity to acquire a bungalow with plenty of potential in a sought-after and convenient setting.

Norton is a popular town with a range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. Welham Road is close to the local shops and within easy reach of the bus and railway stations in Malton. There are regular bus and rail connections to the City of York and the East Coast.

General Information

Services: Mains gas, water and electricity. Connection to mains drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents
Rounthwaite & Woodhead
53 Market Place, Malton YO17 7LX

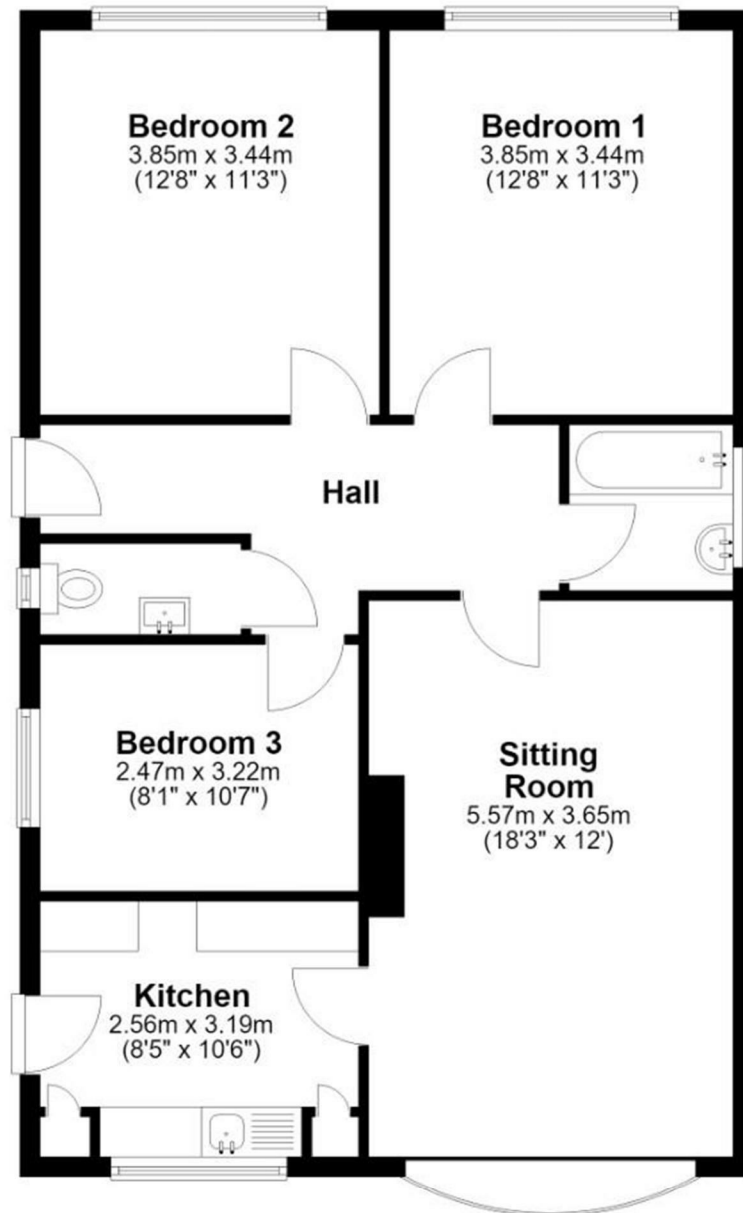
Tel: 01653 600747

Council Tax: We are informed that the property lies in band 'C'

Accommodation

Ground Floor

Approx. 78.7 sq. metres (847.6 sq. feet)



Total area: approx. 78.7 sq. metres (847.6 sq. feet)

19 Woodlands Avenue, Norton

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		
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		



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