

# Rounthwaite **R&W** Woodhead

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

## **BURDALE HOUSE THE WARRENS, SCAGGLETHORPE, YO17 8DT**



- Semi-detached house with integral garage
- Expertly built by Scothern Developments Ltd, a renowned Yorkshire construction firm
- Landscaped gardens on three sides
- Superb accessibility: under 10 minutes to Malton, 30 minutes to York and the coast
- Beautifully laid-out living accommodation extending to nearly 1800 sq ft
- High-tech home with Wi-Fi facilities built in and energy-efficient, designed for sustainability
- Convenient village location within walking distance of the local pub

**PRICE GUIDE £475,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

Superb, new build village house within a boutique development close to Malton.

Burdale House is an attractive new-build residence situated within a boutique development in the village of Scagglethorpe, just three miles from the historic market town of Malton. The home balances contemporary style with day-to-day functionality and comes with a secure garage and gardens to three sides.

Porch, entrance and staircase hall, cloakroom/wc, sitting room, kitchen/dining room, utility room  
Principal bedroom suite with dressing room & shower room, 3 further double bedrooms, house bathroom  
Integral garage, off-street parking, Landscaped gardens

This semi-detached house is faced in brick under a pantile roof and features a thoughtful layout and some fine craftsmanship. At the front, its oak-framed porch is complemented by oak internal doors and oak kitchen worktops and stands.

The open-plan kitchen/dining room is a superb family space providing ample space for a dining table and illuminated by south facing light through two large windows. The Howdens kitchen features solid wood cabinetry and is fitted with premium AEG integrated appliances including a dishwasher, oven, microwave and an induction hob with downdraft extractor. The adjacent utility room, with external access, comes with a sink, black Samsung washing machine and heat pump drier.

The sitting room is beautifully proportioned with bi-fold doors that open wide onto a landscaped garden terrace - a private space sheltered by a high wall of heritage brick.

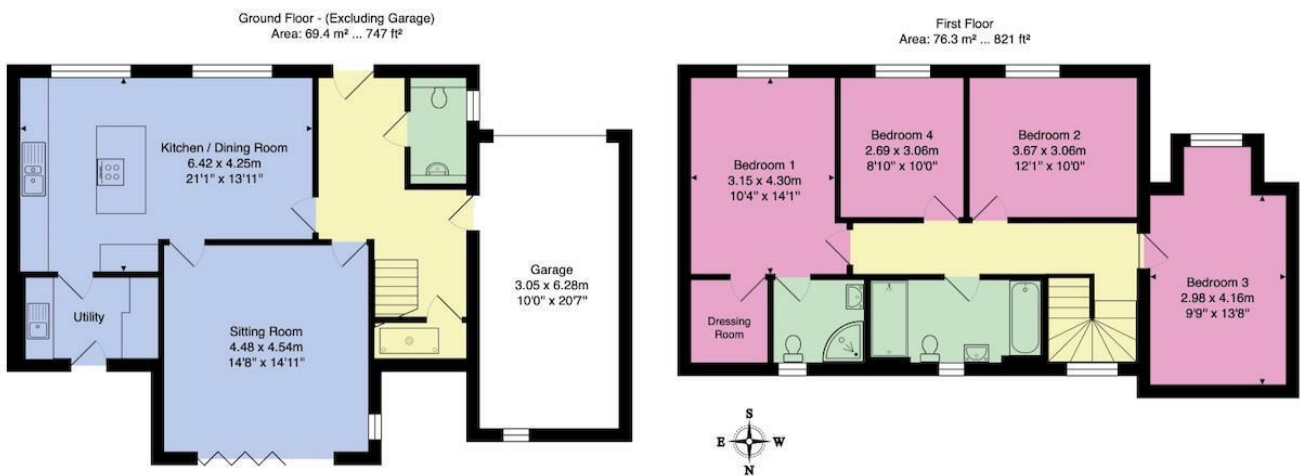
From the hall, a turning staircase rises past a window on the landing and gives access to all four double bedrooms and house bathroom. The principal bedroom suite faces south and includes an en suite dressing room and shower room with a window. Bathroom fittings are all high-quality Ideal Standard.

## General Information



# Accommodation

Burdale House, The Warrens, Scagglethorpe, YO17 8FL

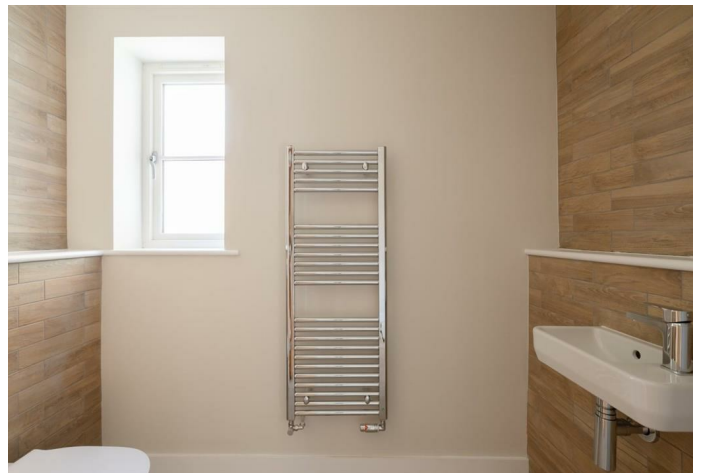


Main House - 145.7 SQ M / 1568 SQ FT - (Excluding Garage)  
 Plan Total - 166.3 SQ M / 1790 SQ FT

All measurements are approximate and for display purposes only.  
 Actual position of fixtures, windows and doors may not be accurate and should be independently verified.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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