

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 £899,950

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



Accommodation



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		
	53	74
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