

Rounthwaite R&W Woodhead

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

STADSHEUVAL MAIN STREET, LEAVENING, MALTON, YO17 9SA



- Two Bedroom detached bungalow with Garage & Parking
- Private south-facing rear garden
- No Onward Chain
- Spacious and versatile accommodation with potential to reconfigure
- Situated in the sought-after Wolds village of Leavening

PRICE GUIDE £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

A two-bedroom detached bungalow offering good scope for updating and improvement, situated in the popular village of Leavening. The property benefits from a private south-facing garden, ample off-street parking and a detached single garage.

The accommodation comprises a side entrance porch, spacious dining/living room, which was formerly a third bedroom, a good-sized dining kitchen with adjoining conservatory, and a separate sitting room overlooking the rear garden. There are two bedrooms with fitted wardrobes, a shower room and separate WC.

Externally, the private south-facing rear garden is mainly gravelled and paved for ease of maintenance. A driveway provides parking for several vehicles and leads to the detached single garage.

Offering well-proportioned accommodation with further potential to modernise and reconfigure to individual requirements, the property provides an excellent opportunity in this sought-after village.

Leavening is a desirable Wolds village approximately 6 miles to the south of Malton, surrounded by unspoilt undulating countryside. There are many local walks from the village along public footpaths and bridleways. The village has a primary school and public house (The Jolly Farmers). Local amenities in Malton are a few minutes drive and include the railway station with links to the intercity service at York, a good variety of local shops and super markets. York lies approximately 16 miles to the south-west.

General Information

Services: Mains water and electricity. Oil Central heating. Connection to mains drainage.

Tenure: Freehold

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

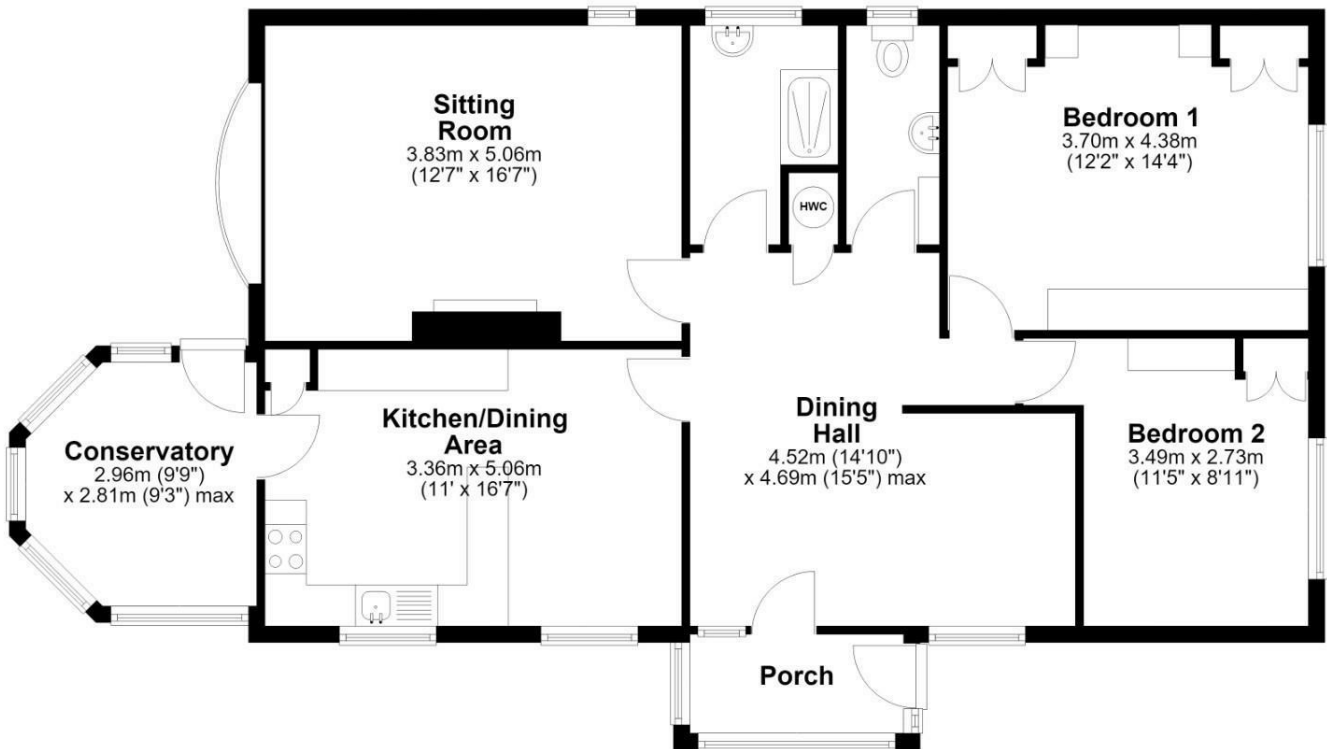
Council Tax. We are informed that the property lies in band D.



Accommodation

Ground Floor

Approx. 103.8 sq. metres (1117.5 sq. feet)



Total area: approx. 103.8 sq. metres (1117.5 sq. feet)

Stadsheuval, Leavening

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		
	55	70
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		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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