

Rounthwaite **R&W** Woodhead

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

11 TOWN STREET, OLD MALTON, YO17 7HB



- **Pretty stone built cottage**
 - **Two bedrooms**
- **Sympathetically modernised**
- **Fabulous, large mature gardens**
 - **Beautifully presented**
 - **No forward chain**

PRICE GUIDE £295,000

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

This attractive semi-detached stone-built cottage is set in the popular village of old Malton, within easy walking distance of the centre of Malton and well placed for access to the A64 and road links beyond.

Much improved by the current owners and beautifully presented throughout, the property is sure to appeal to a range of potential purchasers. This low maintenance home will make an ideal downsize, first time home or holiday let / rental.

To the ground floor, the rear entrance leads to a lovely dining kitchen fitted with a range of units and integrated appliances and living room beyond with wood burning stove. Both bedrooms are light and spacious and share a modern, well equipped shower room.

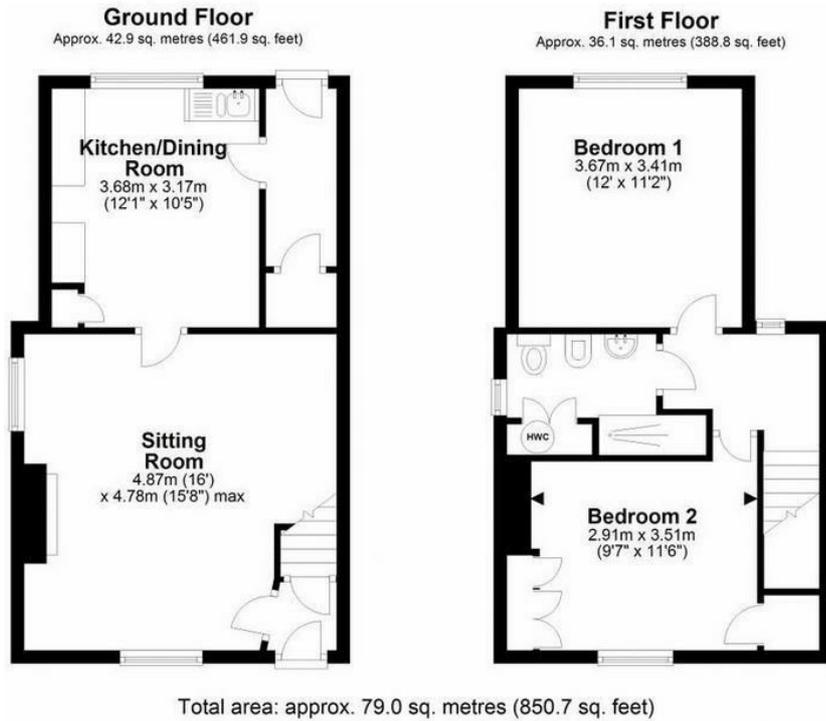
The fabulous South facing large mature gardens are one of the most attractive features of the property. Offered for sale with no forward chain, early viewing is recommended.

General Information

Mains drainage, water, gas and electricity. Council tax band - TBC -



Accommodation



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		55	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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