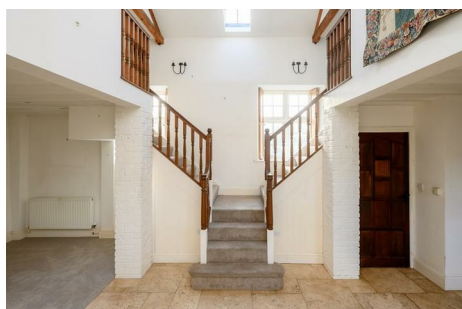


Rounthwaite **R&W** Woodhead

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

THE OLD CHAPEL, MAIN STREET, LEAVENING, MALTON, YO17 9SA



- **UNIQUE CHAPEL CONVERSION**
 - 2 bedrooms both with en suites
 - Desirable Wolds village

- **Interesting open plan living area**
 - Attractive exposed timbers
 - Malton approximately 6 miles

PRICE GUIDE £275,000

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

The Old Chapel is constructed of stone and pantiles and was converted a number of years ago. The accommodation provides over 1000 square feet in total with an interesting open plan living area and kitchen to the ground floor. The central staircase is a feature with separate 'wings' from the half landing to the bedroom accommodation. One bedroom has an en suite bathroom the other and en suite shower room. There is a small, walled front garden area with access from the Main Street

Leaving 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.

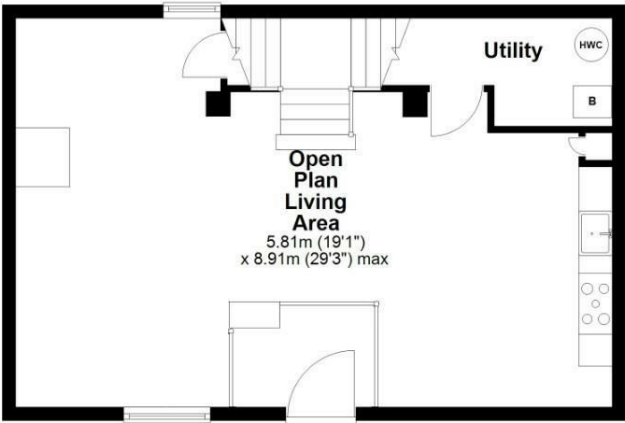
General Information



Accommodation

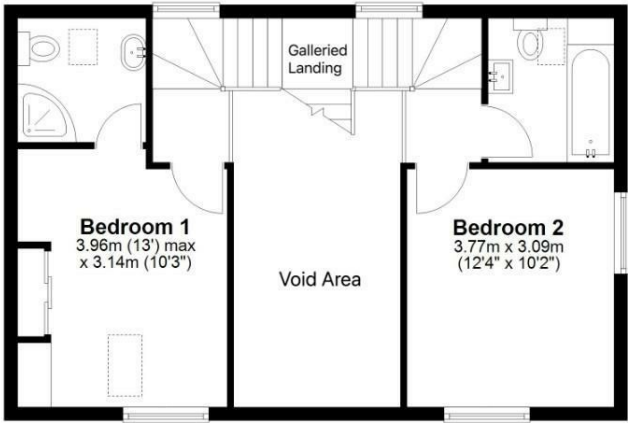
Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)

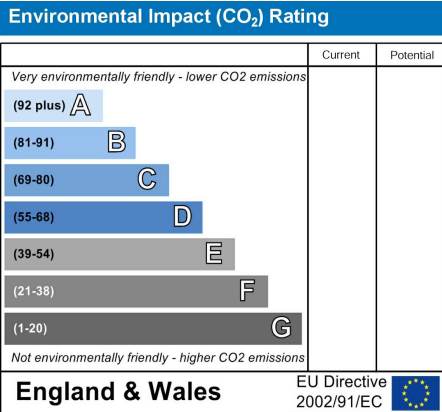
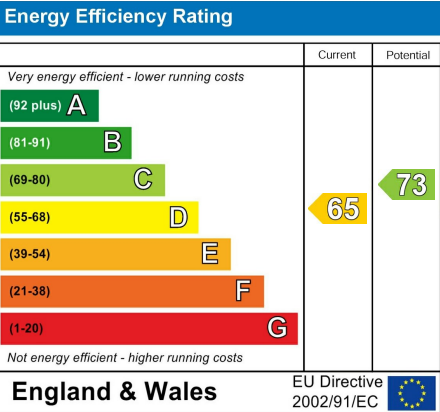


First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)
The Old Chapel, Leavening





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