

## RUDSTONE HOUSE, 15 YORK ROAD MALTON



**A unique & recently updated four-bedroom town house enjoying spectacular views, together with extensive gardens, ample parking & double garage, only a short stroll from town centre amenities.**

Entrance hall, cloakroom, sitting room, dining room, study, dining kitchen, utility room, first floor landing, master bedroom, en-suite bathroom, three further double bedrooms & house bathroom.

Attached double garage, block paved driveway, extensive gardens & grounds of over 0.4 acres. Sensational southerly views across the River Derwent & towards the Yorkshire Wolds.

### GUIDE PRICE £695,000

Rudstone House is a spacious, detached family house set within extensive, private grounds in a sought-after location just within the town's Conservation Area. Built a little over 20 years ago to an individual design, the property is constructed of attractive brick elevations under a slate roof with a double garage adjoining to one side.

York Road is one of Malton's most prestigious addresses and is particularly renowned for uninterrupted views to the south. Rudstone House is no exception, having a perfectly framed view across the River Derwent and to the Yorkshire Wolds beyond. The house has been well-designed so that all principal living areas and bedrooms take advantage of this superb outlook and are bathed in natural light. All windows are double glazed in Upvc casements and there is gas fired underfloor heating throughout. In brief the accommodation, which has been newly decorated throughout, amounts to approximately 2,100 ft<sup>2</sup> and briefly comprises: entrance hall, cloakroom, sitting room, dining room, study, dining kitchen with pantry and utility room. To the first floor there are a total of four double bedrooms and a newly updated house bathroom. The master bedroom includes extensively fitted wardrobes and a large en-suite bath/shower room, whilst there is a large room leading off bedroom three which has been used as a gym.

The property occupies a large site which we understand extends to almost half an acre. The gardens have been attractively landscaped with lawn, paved terraces, mature planting, trees and paths leading down to an informal area packed with spring bulbs. An attached double garage is approached via a block paved driveway and parking area.

York Road is one of Malton's best addresses and is conveniently positioned within a short walk of the Market Place and all of town's many amenities. Malton is a first-rate market town which has, in recent years, gained a reputation as Yorkshire's food capital with its high-profile food festival, artisan producers and farmer's market. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.



## **ACCOMMODATION**

### **OPEN-FRONTED PORCH**

Front door opening into:

### **ENTRANCE HALL**

Alarm control pad. Staircase to the first floor.



### **GUEST CLOAKROOM**

Low flush WC and wash basin. Understairs storage space.

### SITTING ROOM

6.8m x 4.3m (22'4" x 14'1")

Living flame gas fire with pine surround, cast iron and tile insert. Television and Sky points. Four wall light points. Casement window to the rear (south) and a further casement window and set of French doors opening onto the garden (west).



### STUDY

3.4m x 3.0m (11'6" x 9'10")

Television point. Telephone point. Casement windows to the front and side (north and west).



### DINING ROOM

4.0m x 3.5m (13'1" x 11'6")

Three wall light points. Casement window to the rear (south).



### DINING KITCHEN

5.8m x 3.3m (19'0" x 10'10")

Range of kitchen cabinets incorporating a one and a half bowl sink unit, four ring gas hob with extractor hood above and electric double oven. Integrated dishwasher and fridge. Fitted pantry cupboard with shelving. Tiled floor. Television point. Casement window to the front (north) and French doors to the rear (south).



#### UTILITY ROOM

2.7m x 1.5m (8'10" x 4'11")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Gas fired central heating boiler. Space for a tumble dryer and freezer. Tiled floor. Casement window to the rear (south). Personnel door to the double garage.

#### FIRST FLOOR

##### LANDING

Two casement windows to the front (north). Two wall light points. Fitted cupboard housing the underfloor heating manifold.

##### BEDROOM ONE

4.4m x 4.3m (min) (14'5" x 14'1")

Range of fitted wardrobes. Coving. Television point. Casement windows to the side and rear (west and south).



##### EN-SUITE BATHROOM

3.4m x 2.3m (max) (11'2" x 7'7")

White suite comprising bath, wash basin, low flush WC and walk-in shower cubicle. Recessed spotlights. Extractor fan. Half tiled walls. Casement window to the side (west).

##### BEDROOM TWO

4.0m x 3.5m (13'1" x 11'6")

Range of fitted wardrobes. Casement window to the rear (south).



##### BEDROOM THREE

3.6m x 3.3m (11'10" x 10'10")

Casement window to the rear (south). Door to the gym.



##### GYM

5.7m x 3.3m (18'8" x 10'10")

Access to boarded eaves storage space with electric light. Recessed spotlights. Two Velux roof lights to the rear (south).



#### BEDROOM FOUR

3.4m x 3.0m (11'2" x 9'10")

Loft hatch. Casement windows to the front and side (north and west).



#### HOUSE BATHROOM

2.1m x 2.3m (7'7" x 6'11")

Updated white Duravit suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Half tiled walls. Casement window to the front (north).



#### OUTSIDE

Rudstone House occupies a plot of slightly over 0.4 acres. It is screened from York Road by a brick wall, that opens onto a block paved parking area and double garage. The gardens have been attractively landscaped, featuring lawn, shrub borders, paved terraces and a series of gravel paths that meander down to an informal woodland style garden, packed with spring bulbs.



#### DOUBLE GARAGE

5.9m x 5.7m (max) (19'4" x 18'8")

Twin up and over doors. Concrete floor. Electric power and light. Personnel door to the rear garden and a further door to the Utility Room.



#### GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.  
Gas fired underfloor heating.

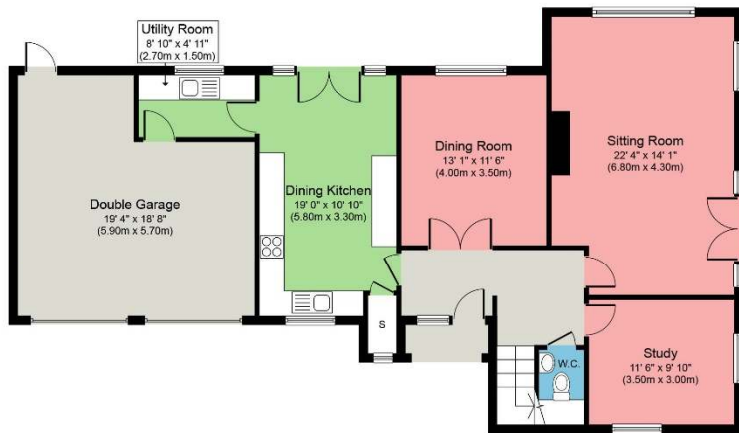
Council Tax: Band: G (Ryedale District Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

EPC Rating: Current: D68. Potential: C77.

Post Code: YO17 6AX.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



**Ground Floor**  
**Approximate Floor Area**  
**1,329 sq. ft.**  
**(123.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,143 sq. ft.**  
**(106.2 sq. m.)**



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

