



**Acklam
Malton
North Yorkshire
YO17 9RG**

Offers In Excess Of £600,000

bettermove

Malton

Bettermove are proud to present this 5 bedroom detached house in Malton.

The property benefits from double glazing, oil central heating throughout and has off street parking available.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, family room, utility room with w/c, boot room and fitted kitchen breakfast room on the ground floor. The first floor consists of 4 bedrooms, one with a dressing room and en-suite, a second with further en-suite and the family bathroom. The second floor holds the fifth bedroom and en-suite. The exterior boasts a private rear courtyard garden, perfect for enjoying the summer months.

Located in the popular North Yorkshire village of Acklam, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A166 and A64 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

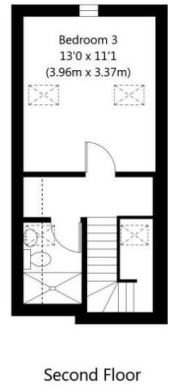
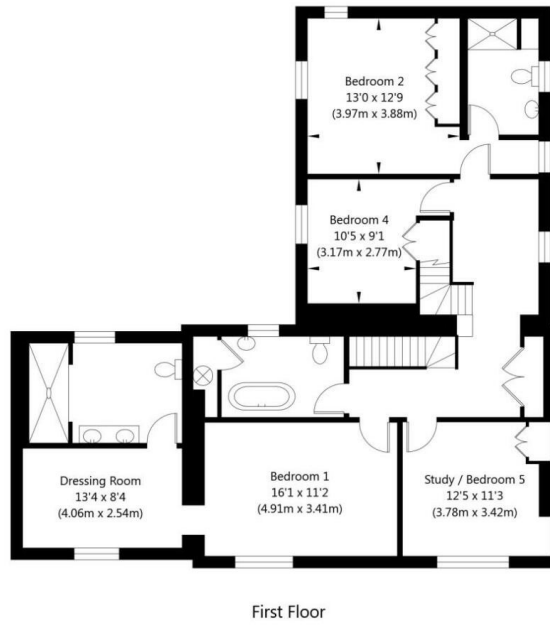
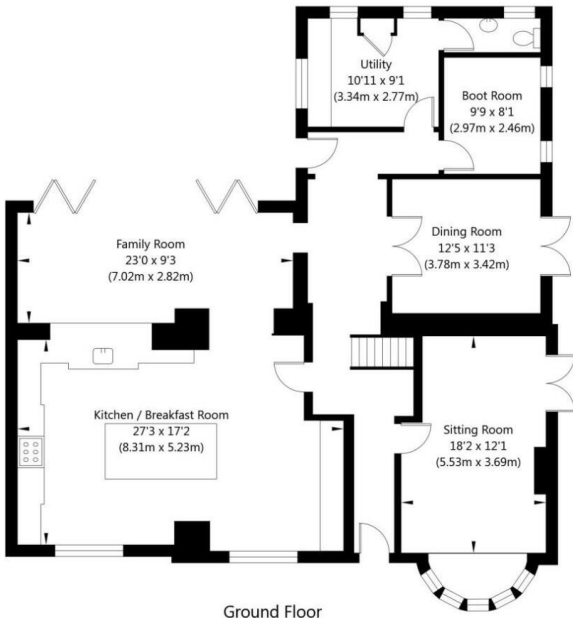
The exclusivity fee is returned to you upon successful completion of the property.



Sunnybank Farm, Acklam, Malton, YO17 9RG

APPROXIMATE GROSS INTERNAL FLOOR AREA

Total - 3121 SQ FT / 289.99 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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