



17 Field View | Norton, Malton

A three bedroom terraced property in this popular residential area within easy reach of Norton and Malton's excellent shopping and transport facilities, and with easy access onto the A64 York, Scarborough and Leeds. To the rear is an enclosed lawned garden with a patio area.

- Three bedroom terraced property
- Three bedrooms and family bathroom
- Off street parking and garage
- Living room and kitchen
- Lawned garden to front and rear
- No onward chain

Guide Price £235,000



17 Field View | Norton, Malton



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

15'11" x 11'11" (4.85m x 3.63m)

Front aspect uPVC double glazed window, recess under stairs, 2 no. radiators.

KITCHEN

11'11" x 9'2" (3.63m x 2.79m)

Rear aspect uPVC double glazed windows, range of base and wall mounted units, sink and drainer with chrome mixer taps, integral Indesit oven with four ring gas hob over, plumbing for washing machine and dishwasher, double radiator.

TO THE FIRST FLOOR LANDING

BEDROOM 1

17'3" x 8'7" (5.26m x 2.62m)

Front aspect uPVC double glazed window, fitted wardrobes, radiator.

BEDROOM 2

12' x 9'8" (3.66m x 2.95m)

Rear aspect uPVC double glazed windows, fitted wardrobe, radiator.

BEDROOM 3

8'7" x 8'4" (2.62m x 2.54m)

Front aspect uPVC double glazed window, fitted wardrobe, airing cupboard, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc, part tiled walls, tiled floor, chrome heated towel rail.



OUTSIDE

To the front, there is a lawned garden with tarmacadam driveway to the side, leading to single garage. To the rear is an enclosed lawned garden with herbaceous borders and patio area.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX BAND

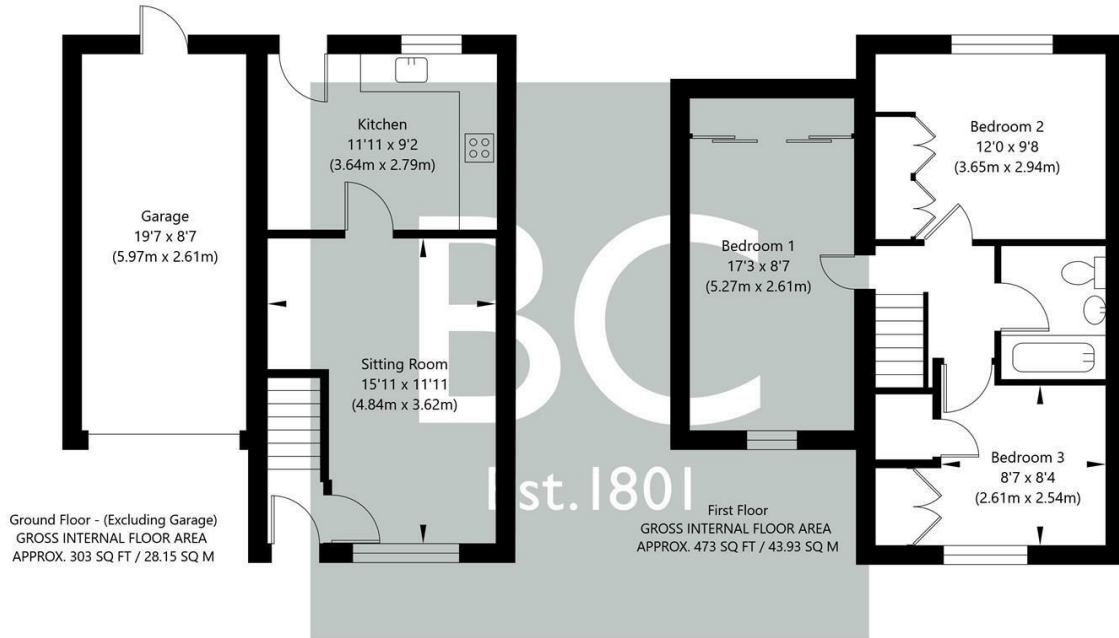
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online or at our Malton Office.



17 Field View | Norton, Malton



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 776 SQ FT / 72.08 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

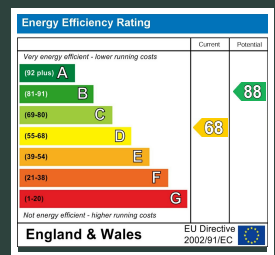
ENERGY PERFORMANCE RATING

D

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801