



27 The Avenue | Norton, Malton

A three bedroom semi-detached family home situated in a private and sought-after Avenue, with no through road. The property does now need a programme of modernisation and upgrading, and also offers scope for extension, subject to the necessary consents. Given the property's highly desirable location, situated arguably in the town's best residential street, there is significant potential to create a highly desirable family home. NO ONWARD CHAIN.

- A well-proportioned three bedroom semi-detached house
- Three bedrooms and family bathroom
- Private driveway and adjoining garage/workshop
- Sought-after and convenient residential location
- Entrance hall, kitchen, sitting room and living room
- Gardens to the front and rear
- Close to Norton's excellent facilities, and within easy walking distance of Malton's railway and bus stations.
- No onward chain



Guide Price £310,000

27 The Avenue | Malton



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

13'11" x 7'6" (4.24m x 2.29m)

Timber entrance door, staircase to first floor, double radiator, timber panelled walls, built-in cupboards.

SITTING ROOM

15'10" x 12' (4.83m x 3.66m)

uPVC double glazed bay window to the front, open fireplace with tiled surround, mantelpiece and hearth, double radiator, decorative corning.

DINING ROOM

14'6" x 12' (4.42m x 3.66m)

uPVC double glazed personnel door and window to the rear, open fireplace with tiled surround, mantelpiece and hearth, double radiator.

KITCHEN

11'1" x 7'5" (3.38m x 2.26m)

uPVC double glazed window to the rear, dated range of base and wall mounted units, enamel sink and drainer with chrome taps, Worcester gas fired boiler, understairs cupboard/pantry, door to garage and workshop.

TO THE FIRST FLOOR

LANDING

10'3" x 7'7" (3.12m x 2.31m)

With cloakroom off comprising wc, uPVC double glazed window to the side.

BEDROOM 1 (NW)

15'10" x 11'10" (4.83m x 3.61m)

uPVC double glazed bay window to the front, built-in wardrobes and dressing table, single radiator.

BEDROOM 2 (SW)

14'6" x 11'10" (4.42m x 3.61m)

uPVC double glazed window to the rear, built-in wardrobes, single radiator.

BEDROOM 3 (NW)

8'10" x 7'6" (2.69m x 2.29m)

uPVC double glazed window to the front, wardrobe over staircase bulkhead.

BATHROOM

8'2" x 7'5" (2.49m x 2.26m)

Opaque uPVC double glazed window to the rear, two piece suite comprising panelled bath and wash hand basin, airing cupboard, part tiled walls.



SEPARATE CLOAKROOM

Comprising wc.

OUTSIDE

The property is approached via a private brickset drive with low maintenance garden to the front. To the rear, the property is complemented with a patio area and lawned gardens beyond with Leylandi and Copper Beech tree. Monopitch garden shed.

ADJOINING GARAGE/WORKSHOP

With up and over door and separate door to the front, timber frame windows and door to the rear.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. All 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.

VIEWINGS

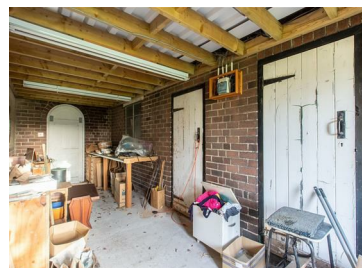
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX BAND

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

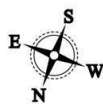
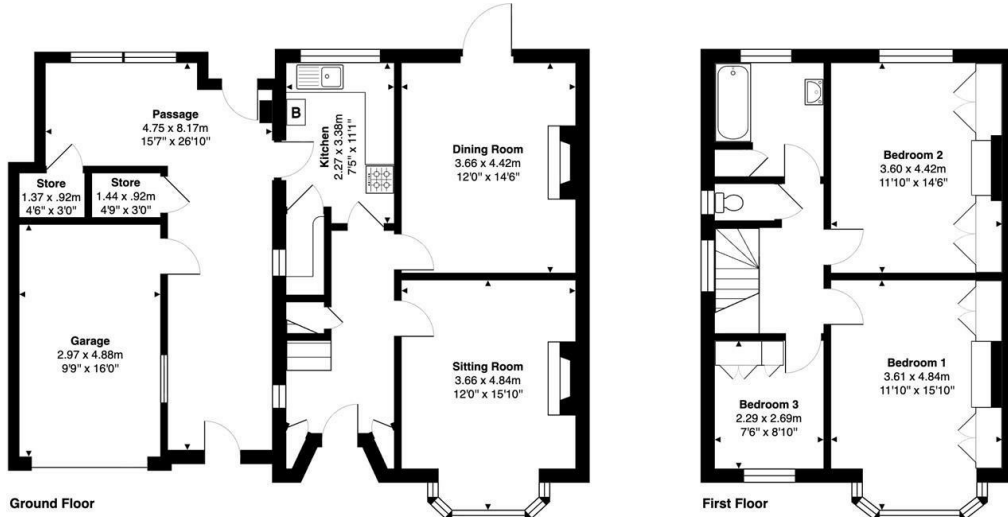
ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.



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27 The Avenue, Norton, YO17 9EF



Gross Internal Areas

House:	106.5m ² ... 1,146ft ²
Garage:	14.8m ² ... 160ft ²
Passage & Stores:	25.8m ² ... 278ft ²
Total:	150.7m² ... 1,623ft²

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

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COUNCIL TAX BAND

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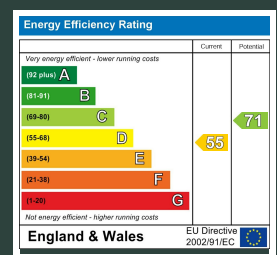
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