



## 4 Leat Close | Norton, Malton

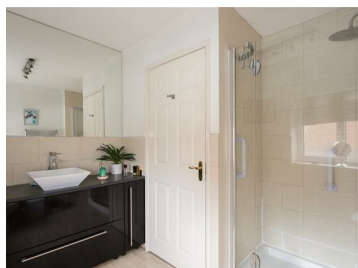
A well-presented four bedroom semi-detached property situated in the popular residential area of Norton, close to local amenities, and yet ideally located within close proximity of open countryside.

- A spacious four bedroom, two bathroom, semi-detached property
- Four bedrooms, shower room, and bathroom
- Good-sized gardens and generous plot
- Kitchen, dining room, sitting room, conservatory, utility room, and cloakroom
- Garage, off-street parking, workshop/summerhouse
- Quiet residential location within walking distance of local amenities

**Guide Price £299,950**



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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

8'9" x 6'9" (2.67m x 2.06m)

With opaque uPVC double glazed door, laminate wood flooring, dado rail, and staircase to the first floor.

### KITCHEN

11'8" x 11' (3.56m x 3.35m)

Fitted with a range of base and wall mounted units with formica work surfaces over, 1 & ½ bowl ceramic sink and drainer with chrome mixer taps over, plumbing for a dishwasher, electric cooker point with black extractor fan over, double radiator, cupboard housing electric consumer unit and meters, and front aspect uPVC double glazed window.

### UTILITY ROOM

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with chrome taps over, plumbing for a washing machine, radiator, and front aspect uPVC double glazed window.

### CLOAKROOM

8'1" x 2'10" (2.46m x 0.86m)

With low flush wc, wash hand basin, single radiator, part-tiled walls, and side aspect opaque uPVC double glazed window.

## DINING ROOM

12'10" x 8'1" (3.91m x 2.46m)

With laminate wood flooring, decorative corning, dado rail, TV aerial point, single radiator and cover, and uPVC double glazed French doors to the rear.

## SITTING ROOM

17'3" x 13'10" (5.26m x 4.22m)

With laminate wood flooring, decorative corning, dado rail, 1 no. double and 1 no. single radiator, gas fireplace on a marble hearth and timber surround and mantle piece, TV aerial point, and timber glazed French doors to:

## CONSERVATORY

10'10" x 10'6" (3.30m x 3.20m)

Tiled floor, double radiator, TV aerial point, and uPVC double glazed French doors to the rear patio.

## TO THE FIRST FLOOR

### LANDING

13'9" x 10'2" max (4.19m x 3.10m max)

With dado rail, single radiator, loft hatch, and 2 no. airing cupboards.

### BEDROOM 1

13'11" x 10'3" (4.24m x 3.12m)

Rear aspect uPVC double glazed window, built-in wardrobes, single radiator.

### BEDROOM 2

11'7" x 8' (3.53m x 2.44m)

Front aspect uPVC double glazed window, laminate wood flooring, single radiator.



#### BATHROOM

6'8 x 5'10 (2.03m x 1.78m)

A three-piece suite comprising panelled bath with chrome mixer taps and shower over with folding glazed screen, pedestal wash hand basin, and low flush wc. Part-tiled walls, single radiator, shaver point, and front aspect opaque uPVC double glazed window.

#### BEDROOM 3

8'9 x 6'11 (2.67m x 2.11m)

Front aspect uPVC double glazed window, laminate wood flooring, double radiator.

#### BEDROOM 4

8'1 x 8' (2.46m x 2.44m)

Rear aspect uPVC double glazed window, TV aerial point, single radiator.

#### SHOWER ROOM

8'10 x 8' (max) (2.69m x 2.44m (max))

A three-piece suite comprising double shower cubicle with glazed door, tiled enclosure and chrome fittings, pedestal wash hand basin, and low flush wc. Laminate flooring, chrome heated towel rail, part-tiled walls, side aspect opaque uPVC double glazed window.

#### OUTSIDE

Externally, the property is complemented by an extended brick-set driveway to the front providing private off-street parking and a part-enclosed garden area with evergreen hedgerow. To the side is a carport leading to the garage, and to the rear is a substantial patio garden interspersed with planting and raised beds, leading to a full width timber summerhouse/workshop with electric power and light, uPVC double glazed windows and doors to the front (247 x 10'1). Outside tap.

#### GARAGE

22'4 x 8'5 (6.81m x 2.57m)

With double timber doors to the front, personnel door to the side, and uPVC double glazed window to the rear. Electric power and light.

#### SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage. Gas-fired central heating. 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 on completion.

#### VIEWING

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

#### DIRECTIONS

From our Malton office, proceed towards Norton on Castlegate and continue over the level crossing bearing right on to Welham Road. After approximately 0.5 miles, turn left on to Hunters Way and then take the first right on to Leat Close. No. 4 can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 9EQ.

#### COUNCIL TAX BAND

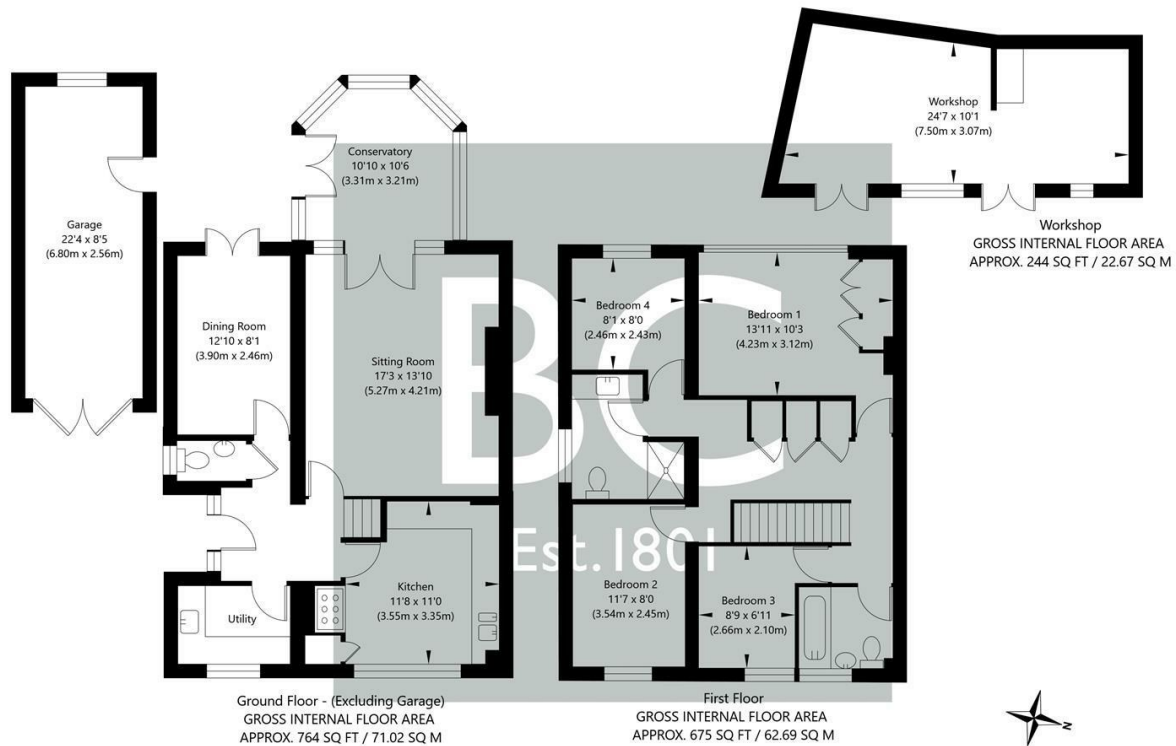
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

#### ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1439 SQ FT / 133.71 SQ M - (Excluding Workshop & Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## COUNCIL TAX BAND

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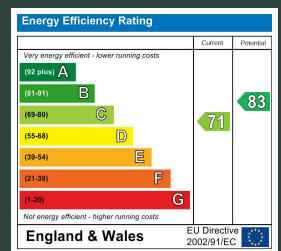
## ENERGY PERFORMANCE RATING

C

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**BC**  
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