



9 Park Road | Norton, Malton

A Victorian style semi-detached family house offering deceptively and immaculately presented accommodation over three floors, situated close to Norton's excellent local shopping and transport facilities, and within easy walking distance of Malton's railway and bus stations.

INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.

- A deceptively spacious semi-detached home
- Four bedrooms and family shower room
- View over open fields
- Entrance hall, sitting room, dining room, family room, kitchen and wc
- Front and rear gardens
- Convenient and popular residential location

Guide Price £370,000



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RECEPTION HALLWAY

Staircase to first floor with under stairs storage cupboard, radiator.

SITTING ROOM

13'4" x 12'7" (4.06m x 3.84m)

Front aspect uPVC double glazed bay window with panelling beneath, decorative ceiling cornice and picture rail, brick hearth with flagged stone top, central ceiling rose, deep skirting boards, radiator.

DINING ROOM

10'4" x 10'4" (3.15m x 3.15m)

uPVC double glazed window to the side elevation, radiator, opens to:

FAMILY ROOM

14'10" x 14'4" (4.52m x 4.37m)

Dual aspect uPVC double glazed window, attractive period cast iron fireplace with tiled inset, basket grate and marble effect hearth; picture rail and radiator. Opens to:

KITCHEN

26'10" x 6'4" (8.18m x 1.93m)

Side aspect twin uPVC double glazed windows, range of fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer with chrome mixer taps over, roll top work surfaces and tiled splash-backs, plumbing for washing machine, built-in cupboard housing gas fired boiler, radiator, track spot lights to ceiling. Door to outside.

CLOAKROOM

Comprising low flush w.c., wash hand basin; tiled splash-backs, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

16'6" x 13'4" (5.03m x 4.06m)

Front aspect twin uPVC double glazed windows, decorative ceiling cornice and picture rail, built-in open style wardrobes with hanging rails and shelving, 2 radiators.

BEDROOM TWO

10'5" x 10'4" (3.18m x 3.15m)

Side aspect uPVC double glazed window, radiator and picture rail.

BEDROOM THREE

14'4" x 8'11" (4.37m x 2.72m)

Rear aspect uPVC double glazed window, built-in wardrobes with hanging rail and shelving, airing cupboard with shelving and housing hot water cylinder.

SHOWER ROOM

Luxury fitted shower room comprising large shower cubicle with rainfall shower and additional shower attachment; low flush w.c., pedestal wash hand basin; tiled walls, built-in shelved and cupboard storage; chrome heated towel rail.



SECOND FLOOR

LANDING

With undereaves storage.

BEDROOM FOUR

16'6" x 15'7" (5.03m x 4.75m)

Side aspect uPVC double glazed window, built-in open storage with shelving and drawers, concealed spot lights to ceiling, under eaves storage.

OUTSIDE

To the front, there is a gravelled forecourt garden with hedgerow. Access to the side leads to the rear garden with patio area, astro turf lawn flanked with stone flagged walkway and herbaceous borders, with a raised seating area beyond. In addition, there is a large carport to the rear.

SERVICES

Mains water, drainage, electricity and gas. 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

By appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

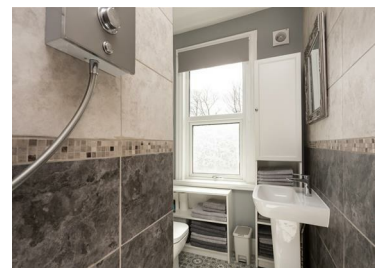
From our Malton Office, proceed along the Market Place and on to Finkle Street. Turn right on to Wheelgate and proceed through the traffic lights onto Castlegate. Continue over the river and level crossing, keeping right onto Welham Road, take the first right onto Park Road. No. 9 can be found on the left hand side and clearly identified by our BoultonCooper 'For Sale' board. YO17 9LZ.

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.

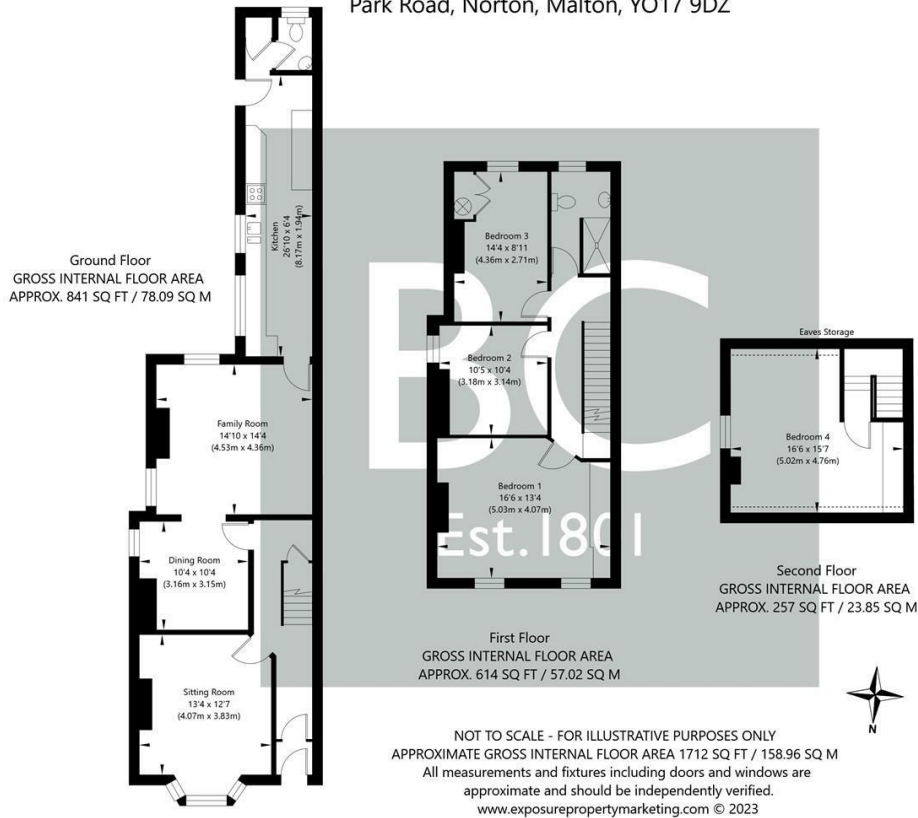
ENERGY PERFORMANCE RATING

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



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Park Road, Norton, Malton, YO17 9DZ



VIEWING

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COUNCIL TAX BAND

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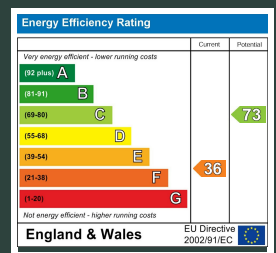
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TBCF

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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