



14 Grove Street | Norton, Malton

A double fronted two bedroom Victorian end-terrace house situated in the popular residential area close to Norton's excellent local shopping and transport facilities, and within easy walking distance of Malton's railway and bus stations. To the outside, to the front is a forecourt garden, shared walkway to the side leads to a low maintenance garden to the rear.

FOR SALE BY INFORMAL TENDER WITH BEST AND FINAL OFFERS TO BE RECEIVED AT OUR MALTON OFFICE BY 12PM ON THURSDAY 15TH AUGUST 2024

- Double-fronted, two bedroom Victorian end terrace property
- Two bedrooms and bathroom
- Popular residential location with easy access to both the bus and train stations
- No onward chain
- Sitting room, dining room, kitchen and ground floor shower room; conservatory
- Enclosed front and rear gardens
- Within walking distance of Malton's extensive shopping and transport facilities

Guide Price £140,000





ACCOMMODATION

ON THE GROUND FLOOR

RECEPTION HALL

Entrance door leads to hallway with staircase to first floor.

SITTING ROOM

13'9" x 13'3" (4.19m x 4.04m)

Front aspect timber frame single glazed bay window, gas fire on a quarry tiled hearth with cast iron surround and mantelpiece, built-in book shelf and cupboard, double radiator,

DINING ROOM

13'3" x 10'7" (4.04m x 3.23m)

Dual aspect windows with timber frame single glazed bay window to the front and uPVC double glazed window to the rear, built-in cupboard, single radiator. Door to:

KITCHEN

12'4" x 6'10" (3.76m x 2.08m)

Galley style kitchen with side aspect uPVC double glazed windows, range of base and wall mounted units, stainless steel single sink and drainer with chrome mixer taps over, electric cooker point, plumbing for washing machine, wood panelling to walls, tiled flooring, radiator. Garden and stable door to the outside.

SHOWER ROOM

Rear aspect opaque uPVC double glazed window, three piece suite comprising shower cubicle with electric shower, wash hand basin and w.c.

SUN ROOM

7'10" x 5'5" (2.39m x 1.65m)

Monopitch design with uPVC double glazed windows and uPVC double glazed door, tiled floor and walls.

TO THE FIRST FLOOR

LANDING

Rear aspect uPVC opaque double glazed window, loft hatch, single radiator,

BEDROOM 1

20'1" x 13'4" (6.12m x 4.06m)

2 no. uPVC double glazed sliding sash windows to the front, fitted wardrobes and drawers, decorative cast iron fireplace, double radiator, recess over staircase.

BEDROOM 2

11'11" x 9'8" (3.63m x 2.95m)

Front aspect uPVC double glazed sash window to the front; fitted wardrobe with cupboards above, decorative cast iron fireplace, single radiator.



BATHROOM

Side aspect opaque uPVC double glazed window, three piece suite comprising panelled bath with electric shower over, wash hand basin into vanity unit, w.c., part panelled and part tiled walls, airing cupboard with shelving and housing the Ideal Logic plus gas fired combi boiler, shaver point, single radiator.

OUTSIDE

To the outside, there is a forecourt garden to the front with low level brick wall. To the rear, access is provided through a shared walkway to the rear flagged courtyard garden with herbaceous borders and timber shed.

SERVICES

We understand that the property is connected to mains gas, electricity, 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.

Due to its age and for safety reasons, the gas fired boiler has been disconnected and will not be replaced by the current owners.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

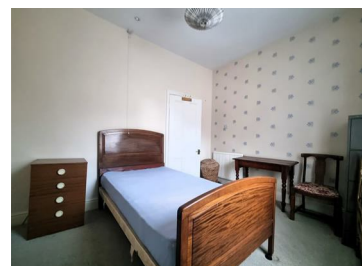
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE RATING

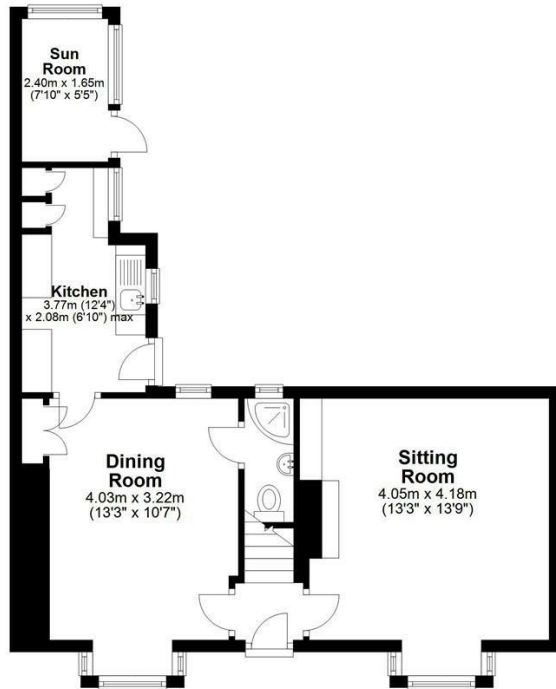
Assessed in Band D. The full EPC can be viewed at our Malton Office.



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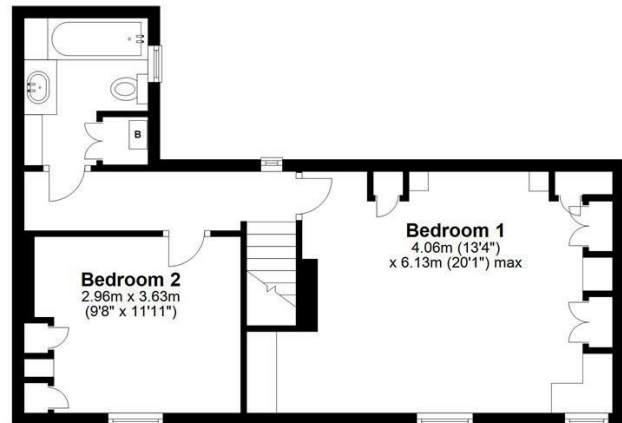
Ground Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 93.5 sq. metres (1006.1 sq. feet)
14 Grove Street, Norton

VIEWING

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COUNCIL TAX BAND

B

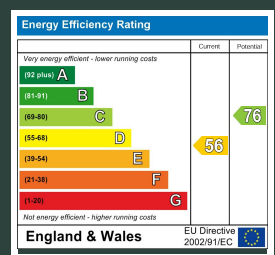
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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