



## 22 Whitewall | Norton, Malton

A substantially renovated double fronted two bedroom detached dormer bungalow situated close to Norton's excellent local shopping and transport facilities, and within easy reach of Malton's railway and bus stations. The property stands on a good-sized plot and with scope for extension subject to the necessary consents.

- Two bedroom detached dormer bungalow
- Conservatory
- Gardens to front and rear
- NO ONWARD CHAIN
- Sitting room, living room, dining room, kitchen and utility
- Two bedrooms and family bathroom
- Attached garage to the side

**Guide Price £295,000**



# 22 Whitewall | Norton, Malton



## ACCOMMODATION ON THE GROUND FLOOR

### SITTING ROOM

15'5" x 12' (4.70m x 3.66m)

Front aspect uPVC double glazed bay window, fireplace with cast iron wood burning stove (currently disconnected) on tiled hearth with timber surround, ceiling rose, coving, single radiator.

### DINING ROOM

12' x 12' (3.66m x 3.66m)

Front aspect uPVC double glazed bay window, coving, single radiator.

### KITCHEN

12'10" x 12' (3.91m x 3.66m)

Dual aspect with 2 no. uPVC double glazed windows to the rear, uPVC double glazed window and uPVC double glazed door to the side, range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap over, built-in oven and microwave, 4 ring ceramic hob with cooker hood over, breakfast island, single radiator. Cupboard housing the Ideal Vogue Max combi boiler.

### LIVING ROOM

12'10" x 11'11" (3.91m x 3.63m)

Rear aspect uPVC double glazed window and doors to the conservatory, picture rail and coving, double radiator. Stairs to first floor.

### UTILITY ROOM

11'2" x 7'4" (3.40m x 2.24m)

Comprising range of fitted base and wall mounted units, stainless steel sink and drainer, with wc off. uPVC double glazed door to outside rear and door to garage.

### CONSERVATORY

17'3" x 7'3" (5.26m x 2.21m)

Brick and uPVC construction, tiled floor, door to outside rear. Door to utility room.

## TO THE FIRST FLOOR

### LANDING

6'3" x 2'6" (1.91m x 0.76m)

### BEDROOM 1

12'2" x 9'2" (3.71m x 2.79m)

Front aspect uPVC double glazed window, 2 no. single radiators, opening to:

### DRESSING ROOM

9'2" x 3'6" (2.79m x 1.07m)



## BEDROOM 2

11'7" x 7'11" (3.53m x 2.41m)

Rear aspect uPVC double glazed window, single radiator.

## BATHROOM

6'6" x 6'3" (1.98m x 1.91m)

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath, wc, wash hand basin into vanity unit, part tiled walls.

## OUTSIDE

To the front, the garden slopes slightly with low brick boundary wall and central path and steps up to the property, with raised beds and planting to either side. Steps to the side gate provides access to the rear. Off-street parking to the side. To the rear, there are substantial tiered gardens offering scope for al fresco dining and relandscaping.

## ADJOINING GARAGE

26'7" x 7'9" (8.10m x 2.36m)

With up and over door to the front.

## SERVICES

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

## 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.

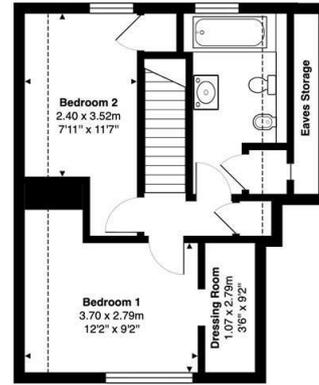
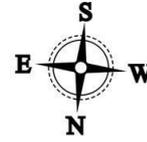
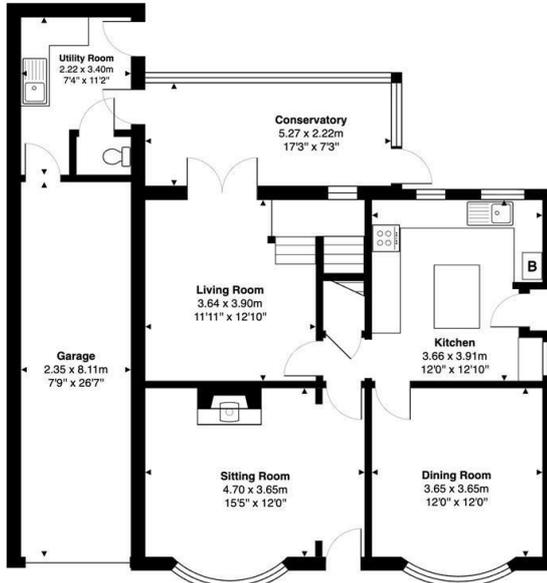
## ENERGY PERFORMANCE CERTIFICATE

Assessed in Band E. The full EPC can be viewed online ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)) or at our Malton Office.



# 22 Whitewall | Norton, Malton

22 Whitewall, Norton, YO17 9EH



Gross Internal Area: 132.6 m<sup>2</sup> ... 1427 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified  
 Copyright © 2025 Matt Hillier Photographer  
 www.matthillier.co.uk

## VIEWING

Strictly by appointment with the Agent.

## COUNCIL TAX BAND

D

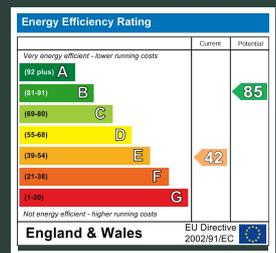
## ENERGY PERFORMANCE RATING

E

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



[boultoncooper.co.uk](http://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