



83 Wood Street | Norton, Malton

A two bedroom mid-terraced home with good-sized gardens situated close to Norton's excellent local shopping and transport facilities, and within easy walking distance of Malton's railway and bus stations.

- A well-proportioned two bedroom • Sitting room and kitchen terraced house
- Two bedrooms and bathroom
- Gardens to the front and rear, timber shed
- Convenient and popular residential location
- No onward chain

Guide Price £145,000



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ACCOMMODATION

ON THE GROUND FLOOR

uPVC entrance door leading to:

ENTRANCE DOOR

Leading to:

SITTING ROOM

11'10" x 10'11" (3.61m x 3.33m)

Front aspect uPVC double glazed window, gas fireplace.

INNER HALL

Staircase to first floor, Creda electric heater.

KITCHEN

10'11" x 7'4" (3.33m x 2.24m)

Rear aspect uPVC double glazed window and uPVC door, fitted base and wall mounted units, stainless steel sink and drainer, electric cooker point, plumbing for washing machine.

BATHROOM

Opaque uPVC double glazed window to the rear, three piece suite comprising panelled bath, pedestal wash hand basin, wc, under stairs cupboard.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 10'11" (3.61m x 3.33m)

Rear aspect uPVC double glazed window, over stairs cupboard.

BEDROOM 2

11'9" x 10'11" (3.58m x 3.33m)

Front aspect uPVC double glazed window.

OUTSIDE

To the front of the property, there is a small forecourted garden. To the rear, the property is complemented with lawned garden and timber shed. Shared pedestrian access.



SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. Electric storage heaters. All the services have not been tested by ourselves 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 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 left onto Church Street, take the first left onto Wood Street. Continue straight ahead where the road bends to the right. No. 83 can be found on the left hand side and clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 9BB.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

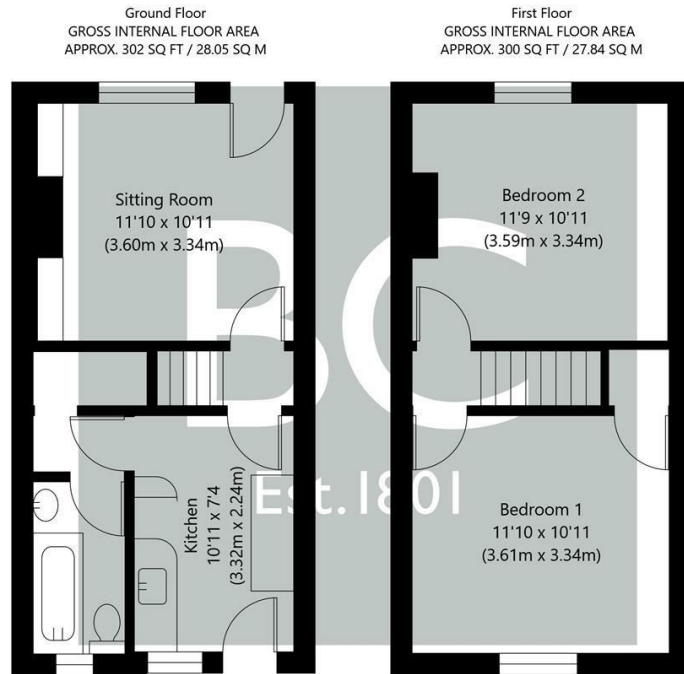
ENERGY PERFORMANCE RATING

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



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Wood Street, Norton, YO17, 9BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 602 SQ FT / 55.89 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

A

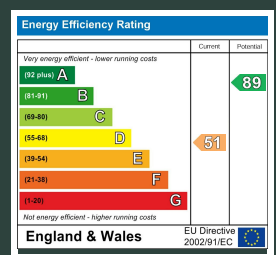
ENERGY PERFORMANCE RATING

E

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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.

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BC
Est. 1801