



## 2 Gault Close | Norton, Malton

A modern three bedroom mid-terraced property situated in a convenient location and within walking distance of Norton's excellent shopping and transport amenities; built by Redrow Homes circa 2004. To the outside, the property is complemented by an enclosed rear garden, together with allocated parking space to the front.

- Well-presented three bedroom mid-terraced property
- Three bedrooms, one with en-suite shower room and family bathroom
- Allocated parking space to the front
- Kitchen, sitting room and cloakroom
- Enclosed rear garden
- Popular residential location within easy access to both the bus and train stations

**Guide Price £205,000**



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### ACCOMMODATION ON THE GROUND FLOOR

#### ENTRANCE HALL

With under stairs cupboard.

#### KITCHEN

12'3" x 8'1" (3.73m x 2.46m)

Front aspect uPVC double glazed window, range of fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer, Integral Zanussi oven and grill, 4 ring gas hob over, plumbing for washing machine and dishwasher, double radiator.

#### SITTING ROOM

15'3" x 13'9" (4.65m x 4.19m)

Rear aspect uPVC double glazed window and sliding glazed door to outside, single radiator, staircase to first floor.

#### CLOAKROOM

Front aspect uPVC double glazed window, low flush wc and wash hand basin.

### TO THE FIRST FLOOR

#### LANDING

Over stairs cupboard, double radiator.

#### BEDROOM 1

12'11" x 8'6" (3.94m x 2.59m)

Rear aspect uPVC double glazed window, single radiator, twin alcoves.

#### EN-SUITE SHOWER ROOM

Comprising shower cubicle with chrome fittings and glazed door, low flush wc.

#### BEDROOM 2

9'7" x 8'6" (2.92m x 2.59m)

Front aspect uPVC double glazed window, single radiator.

#### BEDROOM 3

9'3" x 6'6" (2.82m x 1.98m)

Rear aspect uPVC double glazed window, single radiator.



## FAMILY BATHROOM

Front aspect opaque uPVC double glazed window, three piece suite comprising panelled bath with bath shower mixer tap, low flush wc and wash hand basin.

## OUTSIDE

To the front of the property, there is a small low maintenance garden with boundary fencing, together with allocated parking space. To the rear, an enclosed lawned garden with patio area and gate to rear access.

## 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.

## TENURE

We understand to be freehold with vacant possession upon completion.

## VIEWING

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

## WHAT3WORDS

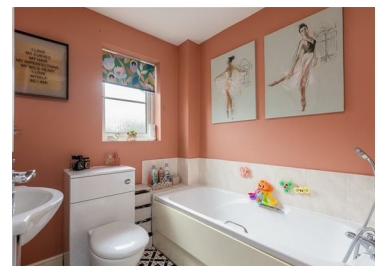
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## COUNCIL TAX BAND

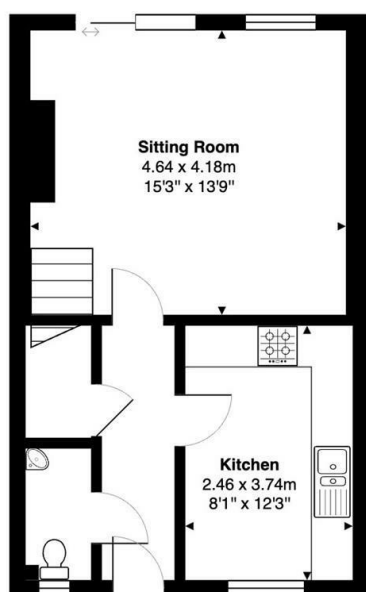
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

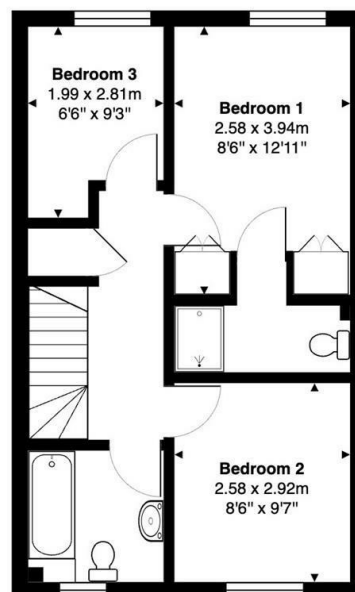


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**Ground Floor**

Gross Internal Area: 38.1 m<sup>2</sup> ... 411 ft<sup>2</sup>



**First Floor**

Gross Internal Area: 38.6 m<sup>2</sup> ... 416 ft<sup>2</sup>

Gross Internal Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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## VIEWING

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## COUNCIL TAX BAND

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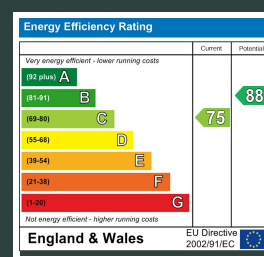
## ENERGY PERFORMANCE RATING

C

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**BC**  
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