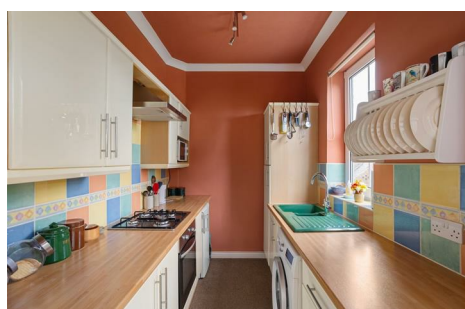


Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

37 VINE STREET, NORTON, MALTON, YO17 9JD



- Spacious Victorian terraced home in a quiet cul-de-sac position
- Programme of refurbishment in recent years including new heating system and roof
- No Onward Chain
- Converted basement room offering versatile additional accommodation
- Attractive rear garden with open aspect towards allotments and woodland beyond

PRICE GUIDE £220,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

A well-proportioned Victorian terraced home situated at the end of a quiet cul-de-sac within easy reach of local amenities.

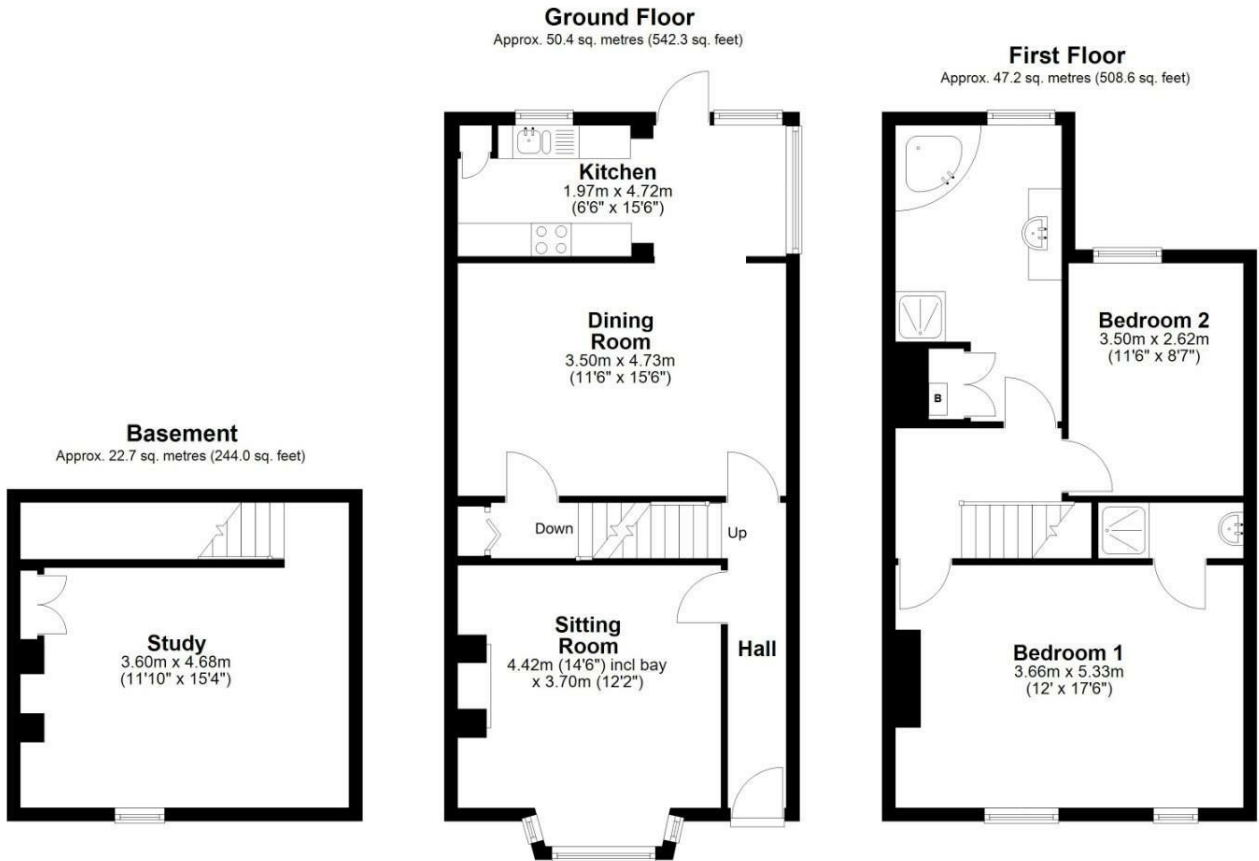
The property offers spacious accommodation including two reception rooms, a fitted kitchen and a useful converted basement room, offering potential as a 3rd bedroom, WFH office, studio or play-room. To the first floor are two double bedrooms, including a large principal bedroom with en-suite shower room, together with a generous house bathroom featuring both bath and separate shower. The property has benefited from a programme of professional improvements since 2022, including the installation of a new gas combi-boiler heating system, a wood burning stove to the sitting room, a new roof, full redecoration & new carpets.

Externally, there is an attractive enclosed rear garden, mainly laid to lawn with mature shrubs and a patio area for sitting out along with several timber sheds for storage and a small summer house. The property is not overlooked to the rear but has a pleasant open aspect leading out to allotments & a wooded area beyond. Parking is on street to the front.

General Information



Accommodation



Total area: approx. 120.3 sq. metres (1294.9 sq. feet)
37 Vine Street, Norton

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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