



## 34 EVERGREEN WAY, NORTON, MALTON, YO17 8BY

**A beautifully presented Three Bedroom semi detached property with parking and enclosed rear garden**

**Entrance Hall**

**Three Bedrooms**

**uPVC Double Glazing**

**WC**

**Master with En-Suite**

**Rear Garden**

**Sitting Room**

**House Bathroom**

**Parking**

**Dining Kitchen**

**Gas Central Heating**

**EPC Rating C**

**PRICE GUIDE £220,000**

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

**Email: [malton@rounthewaite-woodhead.co.uk](mailto:malton@rounthewaite-woodhead.co.uk)      www.rounthewaite-woodhead.com**

## Description

34 Evergreen Way is a beautifully presented three bedroom semi-detached home, nicely positioned at the end of a quiet cul-de-sac on the popular Westfield Development. Located within easy reach of the town's amenities the property is ideal for first time buyers, young families or buy-to-let investors. Arranged over two floors the accommodation briefly comprises; entrance hall, WC, sitting room, a well equipped dining kitchen with double doors to rear garden, three bedrooms (master with en-suite) and a house bathroom suite.

Outside there is a fully enclosed rear garden which has been designed for low maintenance and is perfect for sitting out with a large paved area and wooden decking beyond and two raised flower beds. To the front there is parking space for several vehicles.

Malton and Norton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, a variety of sporting and social clubs and an interesting and diverse range of shops. Malton has gained regional acclaim for its regular food festivals. The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent valley walks and Howardian Hills Area of Outstanding Natural Beauty are all within easy reach.

## General Information

Services: Mains gas, water and electricity. Connection to mains drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents:

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

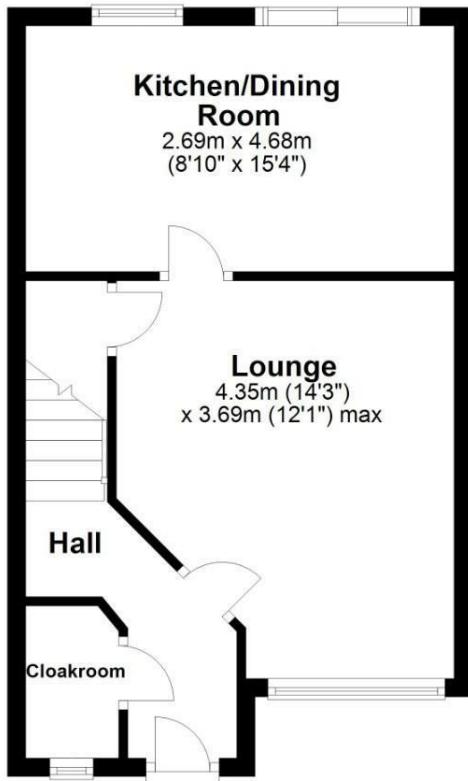
Council Tax: We are informed that the property lies in band B.



## Accommodation

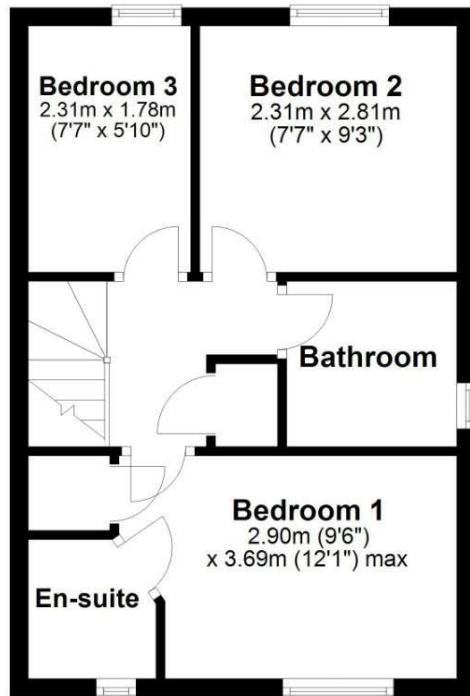
### Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

**34 Evergreen Way, Norton**

#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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