Rounthwaite R&W Woodhead

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

18 LEAT CLOSE, NORTON, MALTON, YO17 9EQ

- **Two bedroom bungalow in quiet cul-de-sac location**
- **Spacious and attractive West facing garden**
- **Parking for several vehicles and Garage**
- **Popular location off Welham Road**

GUIDE PRICE £235,000

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

Situated in a quiet cul-de-sac just off the popular Welham Road, 18 Leat Close is a deceptively spacious semi-detached bungalow occupying a generous plot with an attractive west-facing garden. The property enjoys a peaceful setting while remaining within easy reach of the town centre and local amenities.

The accommodation includes two bedrooms with fitted wardrobes, a fitted kitchen, house bathroom and a comfortable sitting room with a gas fire, which opens through to a spacious conservatory overlooking the rear garden. Outside, the enclosed west-facing garden is a real highlight, providing a good-sized and private outdoor space with a lawn, established shrubs and well-stocked flower beds along with greenhouse and timber shed. The property also benefits from driveway parking together with a single garage with additional useful storage attached to the rear.

Norton is a popular town with a range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. Welham Road is close to the local shops and within easy reach of the bus and railway stations in Malton. There are regular bus and rail connections to the City of York and the East Coast.

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.

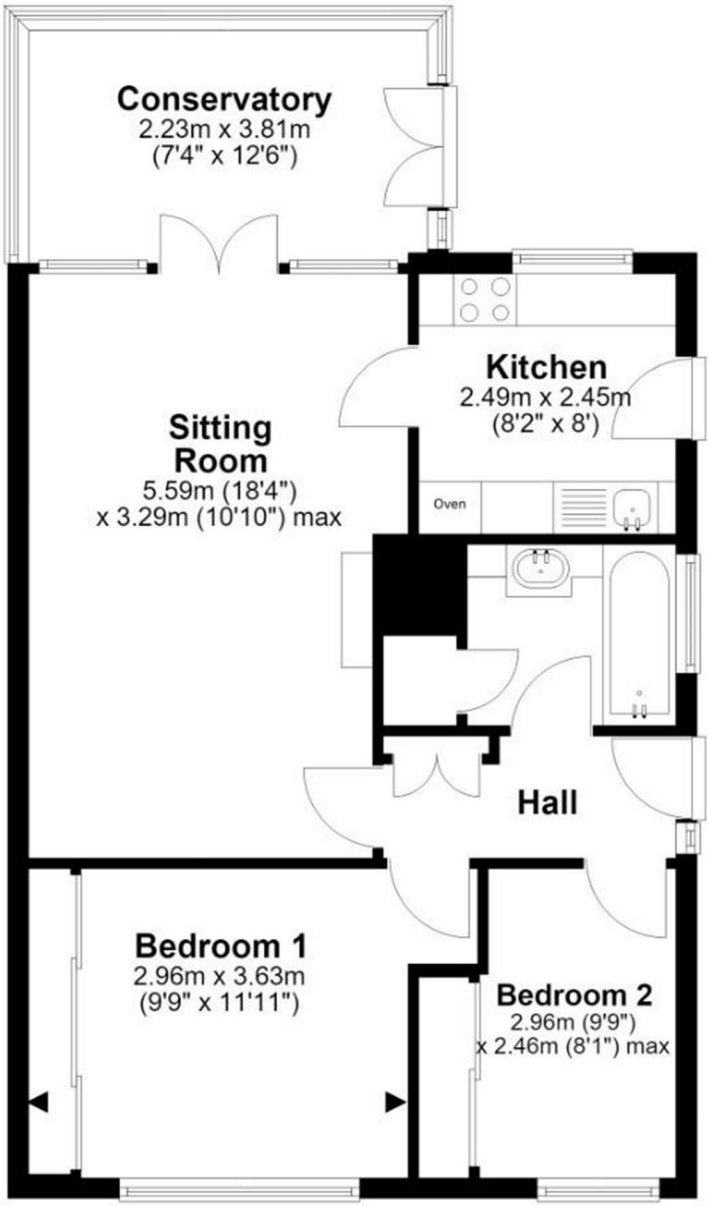
Viewing: Strictly by appointment with the Agents
Rounthwaite & Woodhead
53 Market Place, Malton YO17 7LX
Tel: 01653 600747

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

Accommodation

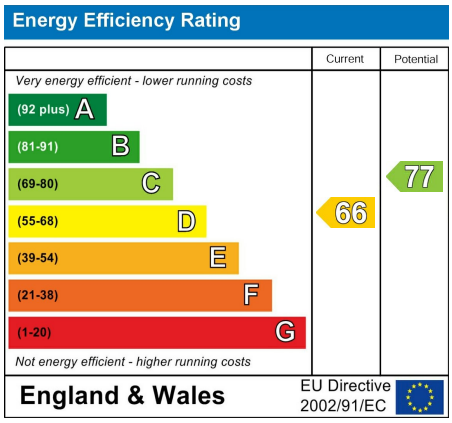
Ground Floor

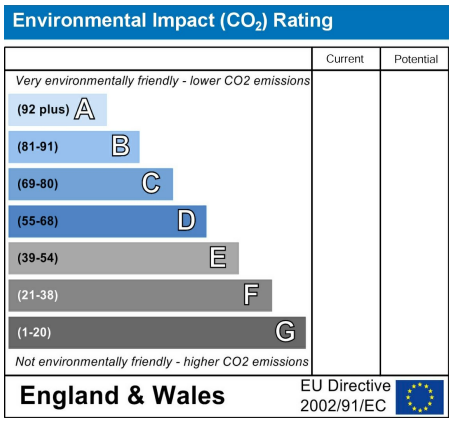
Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 sq. feet)

18 Leat Close, Norton





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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