



**97B WELHAM ROAD, NORTON, YO17 9DU**

**An individually designed Four Bedroom House in a popular location**

**Entrance Hall**

**Four Double Bedrooms**

**Integral Garage**

**Sitting Room**

**2 En-Suites**

**Driveway Parking**

**Cloakroom**

**House Bathroom**

**Gardens Front & Rear**

**Dining Kitchen**

**Gas central Heating**

**EPC Rating C**

**Utility Room**

**Double Glazing**

**No Onward Chain**

**PRICE GUIDE £495,000**

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

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

## Description

97B Welham Road is an impressive four bedroom detached property situated in a sought after location to the Southern periphery of the town, tucked away from the road in a private setting. Built in 2007 the property offers spacious well presented accommodation arranged over two floors. On the ground floor a hallway with cloakroom leads through to a lovely dining kitchen with solid wood floors and a range of wall and base units with double doors to the rear garden. The sitting room with gas fire is to the front of the property with a ground floor bedroom and en-suite bathroom adjacent. On the first floor there are three further double bedrooms one with en-suite and one with a dressing room along with a house bathroom suite.

Outside the property has ample driveway parking for several vehicles and an integral garage. The garden wraps round the property and is mainly laid to lawn. The rear is fully enclosed and has a decking area for sitting out.

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. Norton college is within a short walk as is Norton Primary School. 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 water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, uPVC Double Glazing.

**Council Tax:** We are informed by Ryedale District Council that this property falls in band F.

**Tenure:** We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

**Viewing Arrangements:** Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



## Accommodation



Total area: approx. 180.1 sq. metres (1938.1 sq. feet)  
97b Welham Road, Norton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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