

# Rounthwaite R&W Woodhead

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

**90 COMMERCIAL STREET, NORTON, MALTON, YO17 9ES**



- Four bedroom Grade II Listed property
- A good range of outbuildings and large garage/studio suitable for variety of uses
- Good sized South facing enclosed garden
- In need of modernisation/refurbishment, offering excellent scope to improve
- Planning approved for commercial use
- Central in town, close to amenities

**PRICE GUIDE £240,000**

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

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[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

90 Commercial Street is a spacious 4 bedroom Grade II listed property with a garage and a range of useful outbuildings. The property is in need of modernisation/refurbishment and offers spacious accommodation arranged over three floors. The accommodation briefly comprises; a fitted breakfast kitchen, two reception rooms one with open fire and a conservatory overlooking the rear garden. On the first floor there are three bedrooms and a house bathroom. The second floor there is a spacious attic room/fourth bedroom.

Outside there is a spacious south facing enclosed garden with ample parking for several vehicles and an interesting range of brick outbuildings and a large garage/studio.

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 walking distance 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





# Accommodation

## Ground Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



## Second Floor

Approx. 30.0 sq. metres (323.3 sq. feet)



Total area: approx. 150.4 sq. metres (1619.2 sq. feet)  
**90 Commercial Street, 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		
	43	79
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  
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