

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



23 SUTTON STREET, NORTON, MALTON, YO17 9AW

**A four bedroom period property with enclosed garden and garage
just a short walk from the town's amenities**

Entrance Hall

Utility/WC

Double Glazing

Sitting Room

House Bathroom

Single Garage

Dining/Living Room

Four Bedrooms

Front & Rear Garden

Kitchen

Gas Central Heating

Summer House

PRICE GUIDE £240,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

23 Sutton Street is an attractive period property situated just a short walk from the town centre. The property offers spacious well presented accommodation with high ceilings and various interesting period features. Arranged over two floors the accommodation briefly comprises; Entrance hall, Sitting room with multi fuel stove, spacious living/dining room, fitted kitchen with integrated appliances, separate utility room with WC, four bedrooms and a house bathroom suite.

Outside the property benefits from a detached single garage to the front along with a low maintenance garden. To the rear the garden is fully enclosed and largely down to lawn with a small brick outbuilding and a summer house and timber fencing making up the borders.

Norton college is within a short walk as is Norton Primary School. 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.

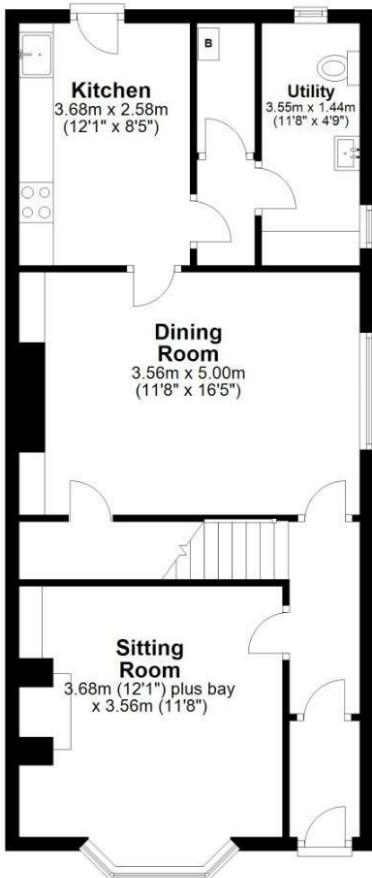
Council Tax: We are informed that the property lies in band B.



Accommodation

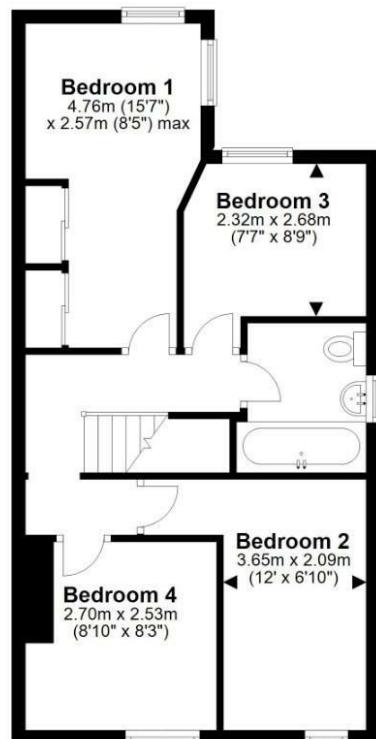
Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



Total area: approx. 105.7 sq. metres (1137.5 sq. feet)

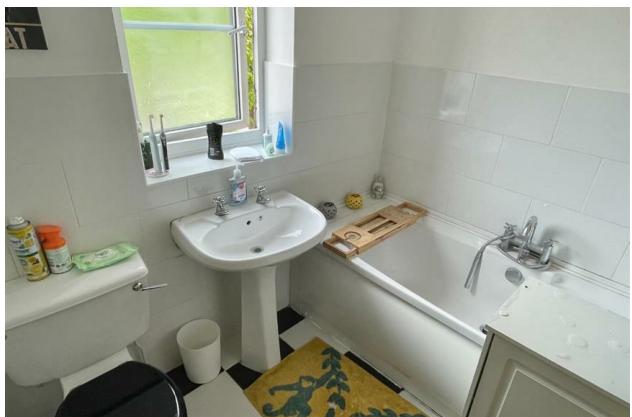
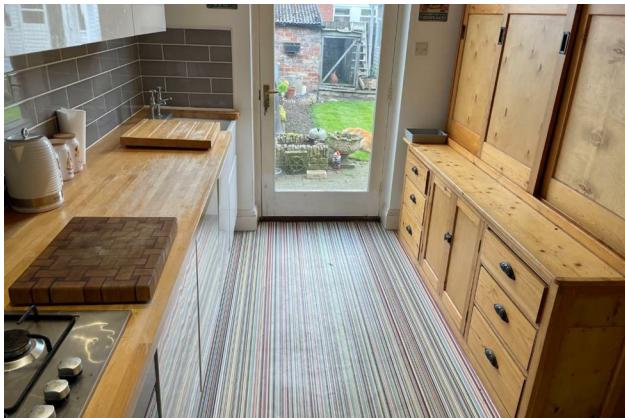
23 Sutton Street, Norton

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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