

# ROUNTHWAITE & WOODHEAD

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



**22 MILL STREET, NORTON, MALTON, YO17 9JQ**

**A surprisingly spacious Three Bedroom Town House just a short walk from the Town's amenities**

**Sitting Room**

**Dining Room**

**Kitchen**

**Cellar**

**Three Bedrooms**

**House Bathroom**

**Gas Central Heating**

**uPVC Double Glazing**

**Enclosed Rear Garden**

**Brick Outbuilding**

**On Street Parking**

**No Onward Chain**

**PRICE GUIDE £175,000**

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

22 Mill Street is a traditional town house conveniently located in Norton close to the town's shops and amenities. The property is arranged over three floors offering well presented accommodation throughout. On the ground floor a modern well equipped kitchen overlooks the rear garden, the sitting room and dining both have open fires and there is access to a useful cellar room. On the first floor there is a spacious house bathroom and a double bedroom along with two further double bedrooms on the second floor.

Outside the rear garden is fully enclosed and has been designed for low maintenance with an area for sitting out and a two brick lock up stores.

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 water and electricity. Connection to main drainage. Gas Central Heating.

Tenure: Freehold.

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

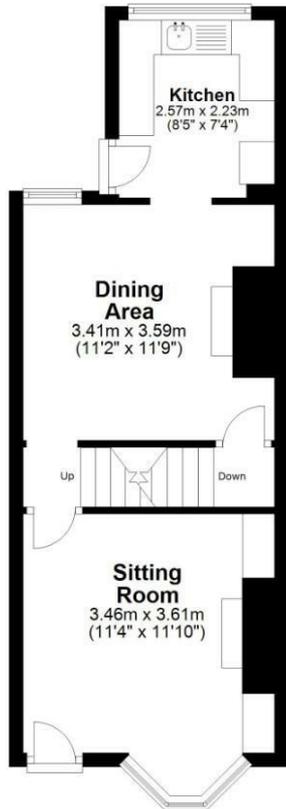
Council Tax: We are informed that the property lies in Band B.



# Accommodation

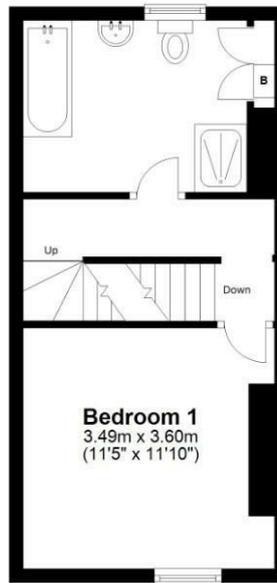
## Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



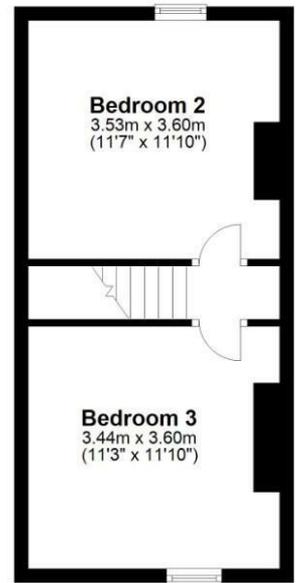
## First Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



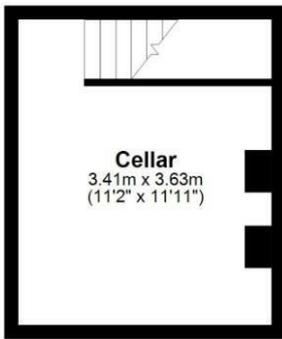
## Second Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



## Cellar

Approx. 12.4 sq. metres (133.2 sq. feet)



Total area: approx. 104.8 sq. metres (1127.8 sq. feet)

**22 Mill Street, Norton**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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