

ROUNTHWAITE & WOODHEAD

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



12 FARM VIEW, NORTON, MALTON, YO17 9BF

A detached well presented family house within easy reach of the town's amenities

Entrance Hall

Cloakroom

uPVC Double Glazing

Kitchen

Three bedrooms

Gas Central Heating

Sitting Room

Master with En-Suite

Enclosed Garden & Parking

Ground Floor Bedroom

House Bathroom

EPC Rating C

PRICE GUIDE £285,000

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

12 Farm View is a well presented detached property situated to the edge of the popular Welham Park development bordering open countryside on the outskirts of Norton. Arranged over two floors the property offers versatile modern living space with good quality fixtures and fittings. The accommodation briefly comprises; a well equipped kitchen with a range of integrated appliances and space for dining, spacious hallway with under stairs cloakroom, a sitting room with bi-folding doors to the rear garden and the recently converted garage creating a ground floor bedroom option/home office. On the first floor there are three double bedrooms (master with en-suite) and a house bathroom suite.

Outside there is a low maintenance garden to the front with off street parking. To the rear is a good sized private garden largely down to lawn with lovely flower beds and timber fencing making up the borders. There is a paved patio area for sitting out and a useful timber shed.

Norton is a popular town with a range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. Dairy Way lies just off Beverley Road in Norton, 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 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.

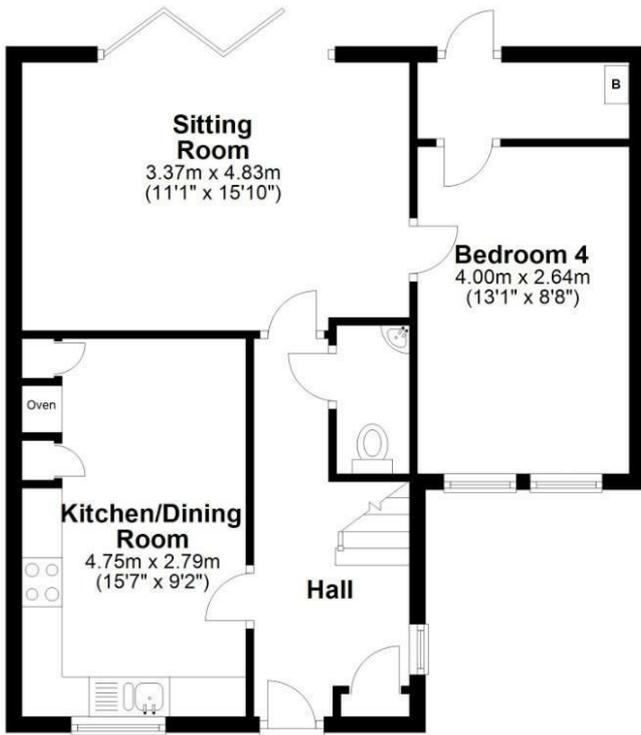
Council Tax: We are informed that the property lies in Band C.



Accommodation

Ground Floor

Approx. 53.9 sq. metres (580.7 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 108.2 sq. metres (1164.5 sq. feet)
12 Farm View, Norton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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