

# ROUNTHWAITE & WOODHEAD

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



**48 HAMBLETON ROAD, NORTON, MALTON, YO17 9DH**

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

**Entrance Hall**

**Sitting Room**

**Conservatory**

**Utility Room**

**Dining Kitchen**

**Cloakroom**

**Four Bedrooms**

**House Bathroom**

**uPVC Double Glazing**

**Gas Central Heating**

**Front & Rear Garden**

**Garage & Parking**

**PRICE GUIDE £330,000**

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](http://www.rounthwaite-woodhead.co.uk)**

## Description

48 Hambleton Road is a well proportioned family home situated in an established and popular residential location in Norton. Amenities are close by and the town centre is within easy reach. The property is nicely set back from the road with a single garage and parking along with a pleasant West facing garden with open outlook to the rear. The accommodation is well presented throughout and briefly comprises; entrance hall, well equipped dining kitchen with integrated appliances, a spacious sitting room with double doors to conservatory, separate utility room and a cloakroom. On the first floor there are four bedrooms along with a house bathroom suite.

Outside there are gardens to the front and rear. The rear garden is fully enclosed and largely down to lawn with a paved area ideal for sitting out along with a useful timber shed.

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 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.

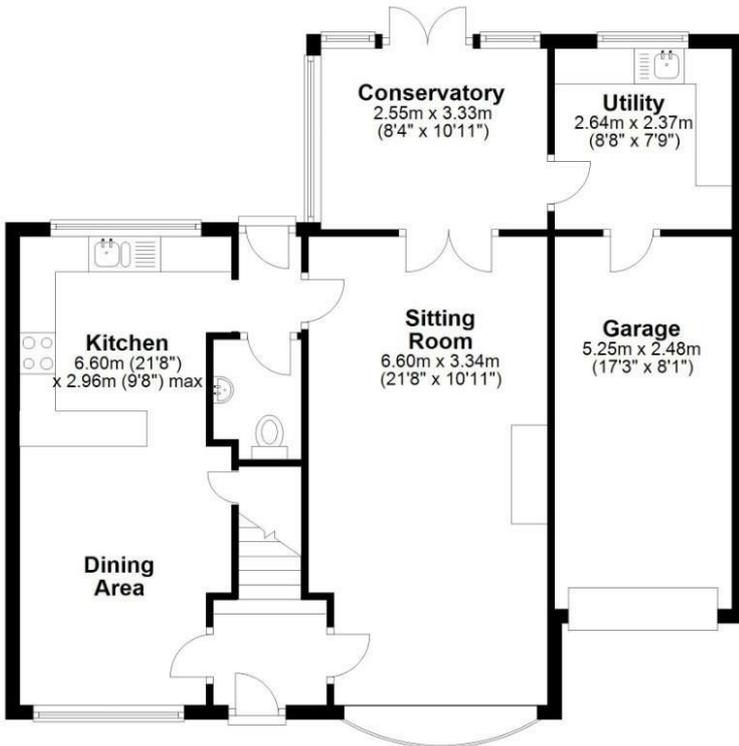
Council Tax: We are informed that the property lies in Band C.



# Accommodation

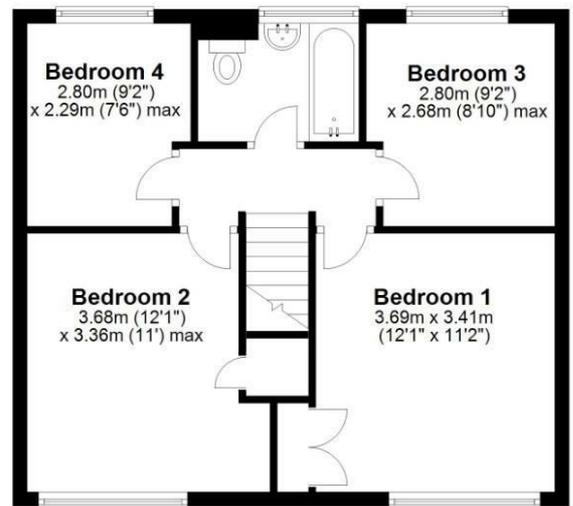
## Ground Floor

Approx. 78.4 sq. metres (844.0 sq. feet)



## First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 127.1 sq. metres (1367.8 sq. feet)

**48 Hambleton Road, Norton**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		65	
(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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