

## 32 VINE STREET, NORTON, YO17 9JD



- Spacious double-fronted home
- Three good sized bedrooms
- Large, South facing enclosed rear garden
- Popular residential area
- Flexible reception space
- No forward chain

**PRICE GUIDE £235,000**

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

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## Description

This spacious double fronted property is set in a popular residential area which is well placed for access to varied local amenities, Malton town centre and the railway station.

Well maintained and presented throughout, the property is an ideal home for a range of potential purchasers and is large enough to suit a growing family.

To the ground floor are two well-proportioned reception rooms with a light and spacious kitchen to the rear with separate utility room. All three bedrooms are great sizes and share the family bathroom which includes a large bath with shower above. A large cellar offers excellent, additional storage to compliment that available outside.

The large, south facing, enclosed garden is laid mainly to lawn with paved seating areas and a covered space ideal for all-season use.

Offered for sale with no forward chain, early viewing is recommended.

## General Information

Services: Mains water, electricity and connection to mains drainage. Gas fired central heating system.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Council Tax - TBC

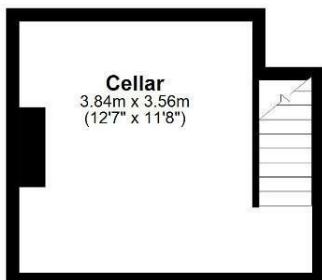
Viewing: Strictly by appointment



## Accommodation

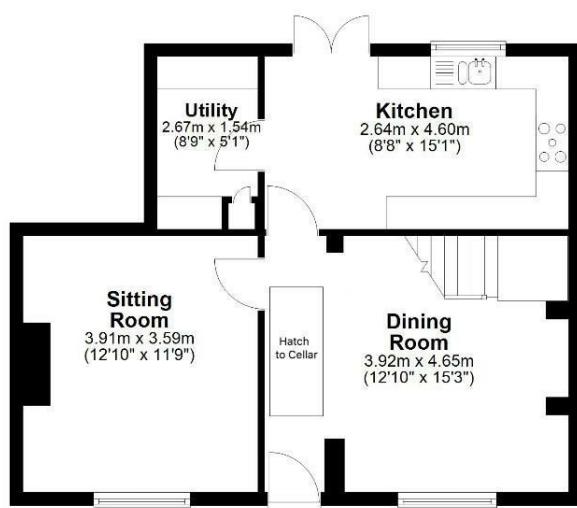
### Cellar

Approx. 16.4 sq. metres (176.1 sq. feet)



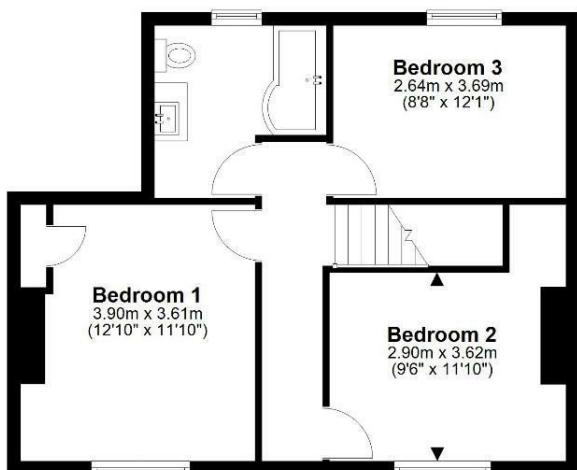
### Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



### First Floor

Approx. 49.9 sq. metres (537.4 sq. feet)



Total area: approx. 116.1 sq. metres (1249.6 sq. feet)

32 Vine Street, Norton

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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