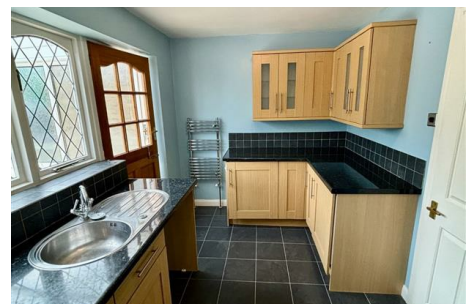


Rounthwaite **R&W** Woodhead

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



18 THE GALLOPS, NORTON, MALTON, YO17 9JU

A 2 bedroom, well appointed semi detached house with useful conservatory

Entrance Lobby

2 Bedrooms

Driveway Parking

Sitting Room

Bathroom

Gardens front and rear

Kitchen

Gas central heating

Cul de sac location

Conservatory

Double Glazing

Ideal first time buy

GUIDE PRICE £185,000

Description

The Gallops is an established residential area of Norton off Langton Road. Number 18 is located in a cul-de-sac and the front of the property faces south. The property is in a block of 4 houses but is semi detached.

The accommodation is well appointed, the kitchen and bathroom fittings modern. The entrance lobby leads to the living room and kitchen and the conservatory (off the kitchen) is a very useful addition, ideal as a dining area. There are two bedrooms and a bathroom at first floor level.

The house is an ideal for a first time buyer or could be a useful investment property.

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 walking distance 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, gas and electricity. Connection to main drainage.

Tenure: Freehold.

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

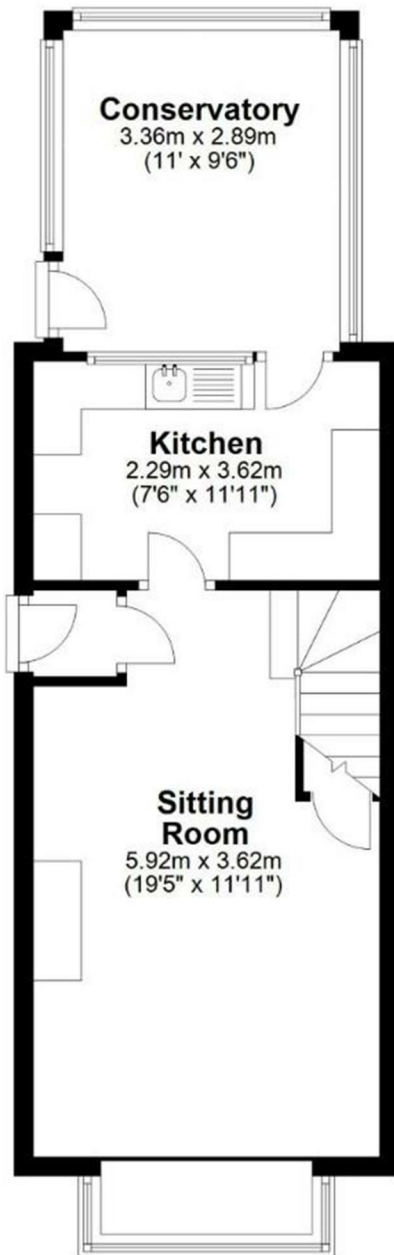
Council Tax: We are informed that the property lies in Band B.



Accommodation

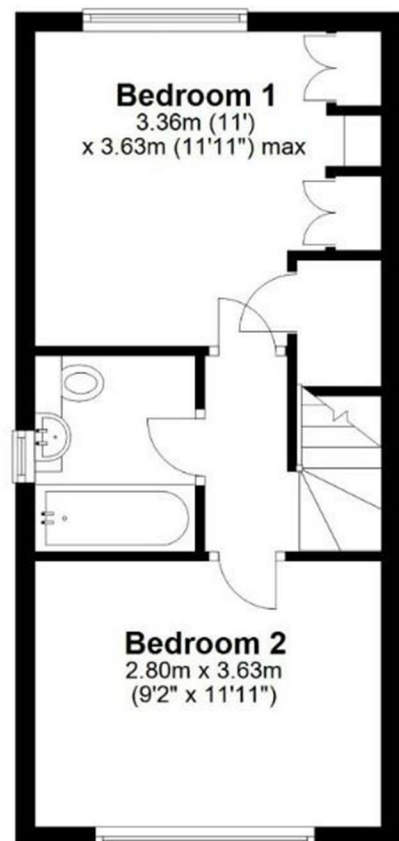
Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.0 sq. feet)

18 The Gallops, Norton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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