



## 12 Plum Street

Norton, YO17 9JA

Offers Around £225,000



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## Offers Around £225,000



Tucked away on Plum Street in the charming town of Norton, this modern semi-detached house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property offers a comfortable living space that is both practical and inviting. As you enter, you are greeted by a lovely entrance hall which leads through to an open plan living and dining kitchen area, perfect for entertaining guests or enjoying family meals. The sunroom adds a delightful touch, allowing natural light to flood the space and providing a serene spot to relax with a book or enjoy a morning coffee. The property boasts off-street parking for two vehicles, ensuring convenience for you and your guests. The lovely sized garden is a standout feature, complete with an outbuilding that can serve various purposes, whether as a workshop, storage space, or even a creative studio. This home is ideally situated in a friendly neighbourhood, making it a perfect choice for those looking to settle in a welcoming community. With its modern amenities and charming features, this semi-detached house on Plum Street is a wonderful place to call home. Don't miss the chance to view this delightful property and envision your future in this lovely setting.

- Spacious two bedroom semi detached home
- Ground floor WC
- Modern interior
- Tucked away in a quiet cul-de-sac location
- Sunroom
- Perfect for first time buyers
- Close to local amenities
- Lovely sized garden with useful outbuilding
- Off-street parking for two cars

### Entrance Hall

With double glazed door to the front aspect, stairs to the first floor and wood effect flooring. Cloaks area.

### Open plan kitchen Area

With UPVC double glazed window to the front aspect, sink and drainer unit, integrated fridge freezer, dishwasher, washer, gas hob and electric oven with extractor hood over. Modern, high gloss wall and base units and open to the dining/living area.

### Sitting Room/Dining Area

With wood flooring, feature panelled wall, TV point, vertical radiator and glazed doors to the sunroom.

### Guest WC

Low flush WC, hand wash basin with splashback, wall mounted gas 'combi' boiler.

### Sunroom

A lovely light room with double doors and window to the garden. Radiator and door to the guest WC.

### First Floor Landing

Doors to the bedrooms, bathroom and loft access. Storage cupboard.

### Bedroom One

Double room with radiator and UPVC double glazed windows to the rear aspect.

### Bedroom Two

Double room with radiator, sloping roof and UPVC double glazed window to the front aspect. Overstairs storage cupboard.

### Bathroom

Modern bathroom with low flush WC, pedestal hand wash basin, panel bath with shower over, splashback, radiator and UPVC double glazed opaque window.

### Exterior

To the front of the property there is a double drive providing parking for multiple vehicles. There is a fully enclosed lawned garden with fencing to

boundaries and patio area. There is also a useful outbuilding which is ideal for storage or converting into a studio or office space.

### Services

Mains connected to water, electric, drainage and gas. There are solar panels which generate around £20 a month in winter and around £100 a month in summer on average.

### Solar panels:

The solar panels in on a feed in tariff system. Please ask the agent for more details on this.

### Location

Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.



