



## 77 Langton Road

Norton, YO17 9AE

£825 Per Calendar Month



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77, Langton Road is a beautifully presented two bedroom end of terrace cottage, situated at the end of a quiet lane just off Langton Road area of Norton. Internally, this property offers a wealth of character throughout with wood burning stove and beamed ceilings. The accommodation briefly consists of entrance porch, kitchen/diner, sitting room and bathroom. Upstairs there are two good size bedrooms. There is UPVC double glazing, clean and modern bathroom with underfloor heating. Private paved garden area to the rear. The main feature of this rental property is the large garden offering plenty of outdoor entertaining space. Located in the centre of Norton, but despite this, is a particularly quiet area. A lovely property with lots of cottage charm. Available immediately.

- Two bedroom end of terrace cottage
- Traditional solid wood kitchen with Belfast sink
- Good sized sitting room with log burning stove
- Two good sized bedrooms
- Private rear yard
- Separate spacious garden with outbuildings
- Ideal for a couple or single person
- Must to be interested in maintaining the larger garden
- Quite Norton after location
- Available immediately

### Entrance Lobby

UPVC double glazed front door, tiled floor, storage cupboard.

### Bathroom

5'5 x 5'6 (1.65m x 1.68m)

UPVC double glazed front aspect window, panel bath with shower attachment over, pedestal wash basin and low flush WC, radiator, tiled flooring and walls. Wood panel walls.

### Kitchen

8'7 x 9'3 (2.62m x 2.82m)

UPVC double glazed front and side aspect windows, range of wall and base units, electric oven and gas hob with extractor hood over, space for free standing fridge freezer and washing machine and Belfast sink. Part tiled walls, tiled flooring and spotlights.

### Sitting Room

10'1 x 12 (3.07m x 3.66m)

UPVC double glazed rear aspect window and patio doors leading to an enclosed courtyard. Feature log burning stove, recess shelving and tiled flooring. Beamed ceilings, power points and TV point.

### Landing

Loft access.

### Bedroom One

12'3' x 10'10 (3.73m x 3.30m)

UPVC double glazed rear aspect window, feature brick fireplace, radiator, free standing wardrobe and wood flooring.

### Bedroom Two

8'10 x 8'7 (2.69m x 2.62m)

UPVC double glazed front aspect window, cupboard housing the boiler, radiator and carpeted.

### Exterior

The property is accessed via a lane, the end property, in a row of terrace houses. There is a small walled area on the approach to the front door. The rear yard is an enclosed and private paved area, accessed via the sitting room with log store. To the side of the house is a communal garden area for use by the occupants of the cottages, a sociable space. Beyond this is a private garden belonging to the property which is mostly laid to lawn with separate gravel area with

BBQ area and two sheds for storage. Parking is on-street. This area would be required to be maintained by the tenant. A lawn mower would be needed!

### Services

Mains connected to water, drainage, gas and electric.

### Council Tax Band A

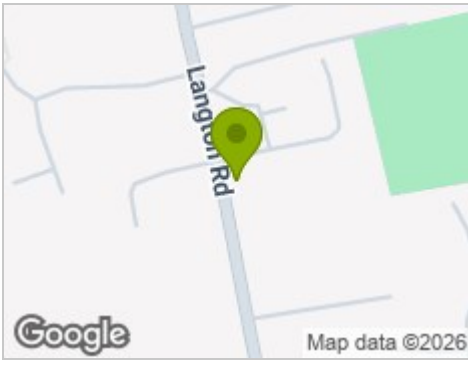
### Location

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.



## Road Map



## Hybrid Map



## Terrain Map



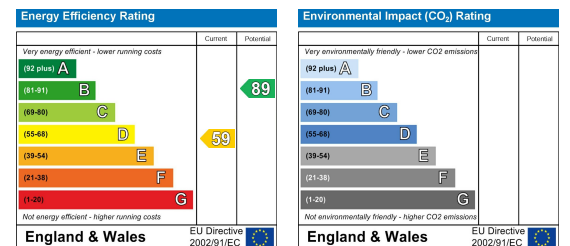
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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