



19 Maudon Grove

Norton, YO17 8AH

£795 Per Month



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19 Maudon Grove is a well presented three bedroom semi-detached property to rent in Norton. Ideally looking for a long term let this property would best suit a couple or family. The accommodation briefly comprises of a spacious open plan living area of sitting room, dining area and kitchen. Upstairs there are two good size bedrooms and a third room which is a box room and would be a great study/nursery or dressing room. There is also a modern family bathroom. The garden to the rear is enclosed and laid to lawn whilst to the front there is a gravel area providing off street parking. Located in Norton with plenty of local amenities and schools as well as being close to the train station with direct links to Scarborough, York and Manchester. Due to the high demand for rental properties in the area we would recommend an early viewing.

- Well presented semi detached family home
- Contemporary and stylish open plan living, dining and kitchen
- Two double bedrooms and box room
- Available to let on a long term basis
- Modern bathroom with shower
- Upvc double glazed and gas central heating
- Ideal for a couple or family
- Off-street parking and garden
- Available Late December/ Early January

Entrance Hall

UPVC double glazed front door and side aspect window, radiator, under stairs storage cupboard and wood effect flooring.

Open Plan Sitting/Dining Room

10' 7" max x 24' 2" (3.23m x 7.37m) UPVC double glazed front and rear aspect windows, 2 x radiators, TV & telephone point, wood effect flooring, wall mounted electric contemporary fire with remote and breakfast bar. Opening to:

Kitchen

18' 3" x 7' 6" (5.56m x 2.29m) UPVC double glazed rear and side aspect windows and side door leading to the garden. A range of newly fitted wall and base units with marble effect work tops, built in electric oven, 'Lamona' hob and electric extractor hood over, 1 1/2 stainless steel sink and drainer unit. There is plumbing for a washer, wood effect flooring and under stairs walk-in storage cupboard.

Landing

UPVC double glazed opaque side aspect window. Loft hatch.

Bedroom One

10' 4" x 13' 3" max (3.15m x 4.04m) UPVC double glazed front aspect window, TV point and radiator.

Bedroom Two

10' 5" x 11' 6" max (3.17m x 3.51m) UPVC double glazed rear aspect window, 2 x built in cupboards and radiator.

Box Room

6' 0" x 6' 7" (1.83m x 2.01m) UPVC double glazed front aspect window. Ideal area for a study/nursery or dressing room.

Bathroom

5' 9" x 5' 8" (1.75m x 1.73m) UPVC double glazed opaque side aspect window, panel bath with shower screen, low flush WC, hand wash basin, mermaid board splash back and extractor fan.

Tel: 07515763622

Exterior

Gravel parking area to the front of the property. To the rear is a fenced garden laid to lawn, 2 x sheds and a variation of shrubs. Side access.

Services

Mains connected to water, drainage, gas and electric.

Council Tax Band C

Full Description.

19 Maudon Grove is a NEWLY RENOVATED three bedroom semi-detached property to rent in Norton. Ideally looking for a long term let this property would best suit a couple or family. The accommodation briefly comprises of a spacious open plan living area of sitting room, dining area and kitchen. Upstairs there are two good size bedrooms and a third room which is a box room and would be a great study/nursery or dressing room. There is also a newly fitted family bathroom. This property has been newly updated throughout with brand new contemporary fittings, flooring and decoration. The garden to the rear is enclosed and laid to lawn whilst to the front there is a gravel area providing off street parking. Located in Norton with plenty of local amenities and schools as well as being close to the train station with direct links

to Scarborough, York and Manchester. Due to the high demand for rental properties in the area we would recommend an early viewing.



