



## 8 Hurdle Close

Norton, YO17 9JZ

Offers Around £175,000





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Norton, Malton, YO17 9JZ

## Offers Around £175,000



An ideal home for a first time buyer or as a buy to let investment. With two good sized bedrooms, gardens and driveway parking, this property offers great value in a superb cul-de-sac location. The accommodation offers a side entrance hall, sitting room/diner, kitchen, two double bedrooms and family bathroom. Externally the property comes with a shed, ideal for outdoor storage, enclosed lawned garden and driveway parking. Offered with no onward chain and in need of some TLC but a great purchase in a popular area of Norton.

- TWO DOUBLE BEDROOMS
- POPULAR CUL-DE-SAC LOCATION
- GAS C/H AND UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN WITH STORAGE SHED
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- IN NEED OF SOME TLC
- SUIT FIRST TIME BUYER

### Entrance Hall

UPVC door to the side aspect and door to the sitting room.

### Sitting Room/ Diner

A spacious room with UPVC double glazed window to the front aspect, radiator, TV point, stairs to the first floor and laminate flooring.

### Kitchen

Fitted with a range of wall and base units with roll top worksurfaces, 1 1/1 bowl sink and drainer unit, radiator, coving to ceiling, space for cooker and fridge, part tiled, 'Valliant' gas boiler and UPVC double glazed window and door to the rear aspect.

### First Floor landing

Loft access which is part boarded.

### Bedroom One

Double room with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

Double room with UPVC window to the rear aspect, radiator and overstairs storage cupboard with radiator.

### Bathroom

Suite with panel bath with electric shower above, low flush WC, pedestal wash basin, shaver point, radiator and part tiled. UPVC double glazed window to the side aspect.

### Exterior

With small garden area to the front with driveway parking leading to the rear of the property. The rear of the property offers a lawned and fenced garden with patio area and shed which has light and power connected to it.

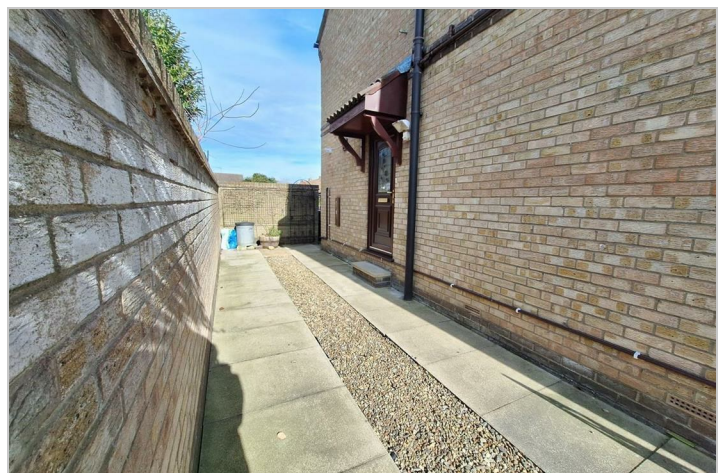
### Norton

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.

### Services

Connected to mains gas, water, drainage and electric.





Road Map



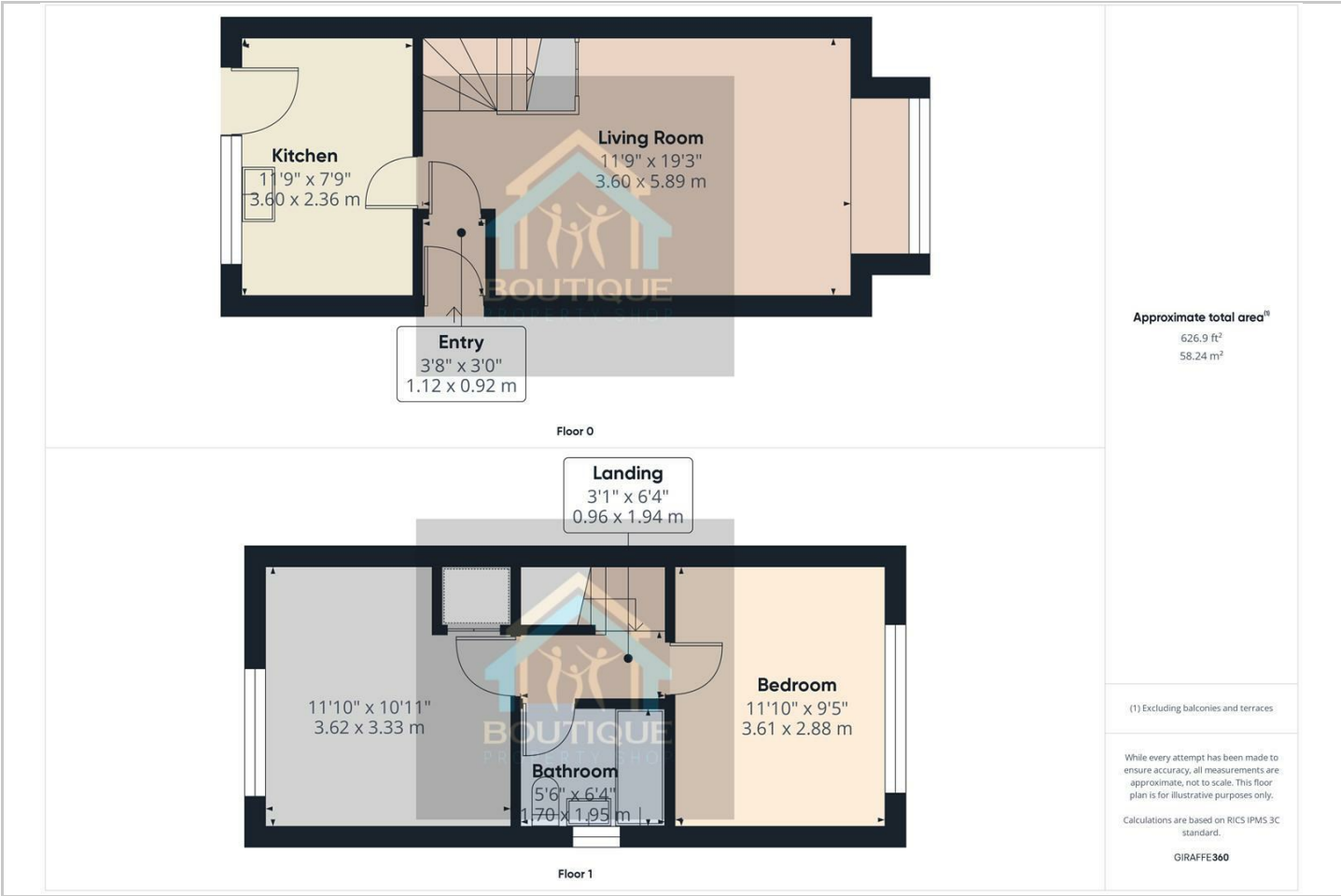
Hybrid Map



Terrain Map



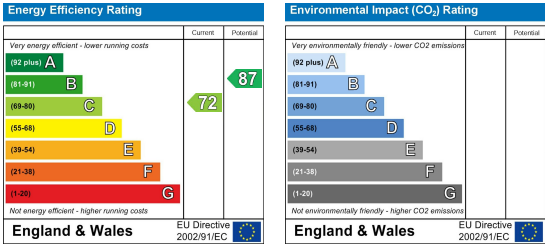
Floor Plan



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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