



## 45 Parliament Street

Norton, YO17 9HE

Offers Around £200,000



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Located on Parliament Street in Norton, this delightful house presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Recently decorated throughout, the interiors exude a fresh and inviting atmosphere, ready for you to move in and make it your own. The house features two reception rooms, offering versatile spaces that can be tailored to your lifestyle, whether you envision a cosy sitting room for family gatherings or a formal dining area for entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. One of the standout advantages of this property is the absence of an onward chain, allowing for a smoother and more efficient purchasing process. This is particularly beneficial for those eager to settle into their new home without unnecessary delays. Situated in a convenient location, the property is well-placed for access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its combination of space, style, and practicality, this house on Parliament Street is a wonderful opportunity not to be missed.

- Well proportioned three bedroom semi detached home
- Recently decorated throughout
- On-street parking
- Close to local amenities
- Two reception rooms
- NO ONWARD CHAIN
- Private and enclosed garden

## Entrance Hall

Composite side entrance door, stairs to the first floor and radiator.

## Sitting Room

With UPVC double glazed window to the front aspect, radiator and TV point. Electric fire.

## Dining Room

With UPVC double glazed window to the rear aspect, radiator, built in storage cupboard and wall mounted gas living flame fire.

## Kitchen

Contemporary wall and base units with 1 1/2 bowl sink and drainer unit, part tiled walls, space for American style fridge freezer, electric oven, gas hob with extractor hood over, radiator, two UPVC double glazed windows and door to side aspect.

## Bathroom

White suite with low flush WC, pedestal hand wash

basin, panel bath with shower over, splashback, radiator and UPVC double glazed opaque window to the side aspect.

## First Floor Landing

Doors to the bedrooms and large UPVC double glazed window to the side aspect.

## Bedroom One

UPVC double glazed window to the front aspect, radiator and range of fitted wardrobes.

## Bedroom Two

UPVC double glazed window to the rear aspect, radiator.

## Bedroom Three

UPVC double glazed window to the rear aspect and radiator.

## Exterior

There is a fenced and enclosed front garden area with

pathway down to side of the property. There is a lawned, walled garden to the side of the property and paved and gravelled area to the rear with garden shed and fencing to the boundary. There is on-street parking.

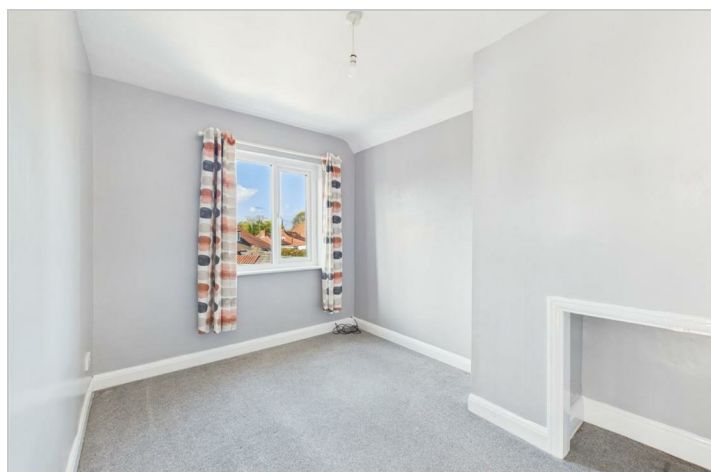
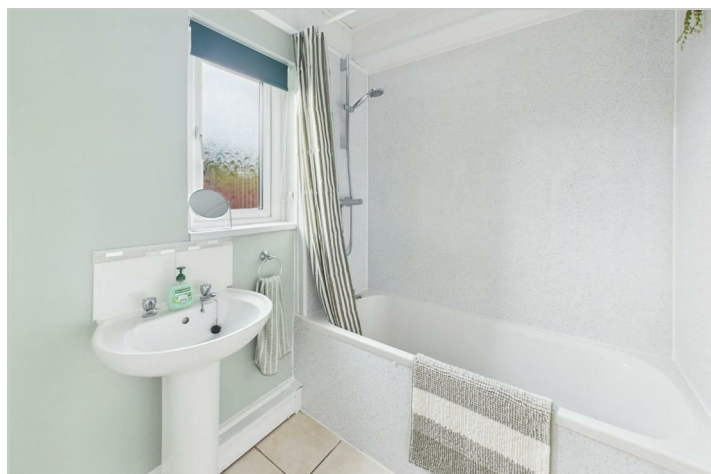
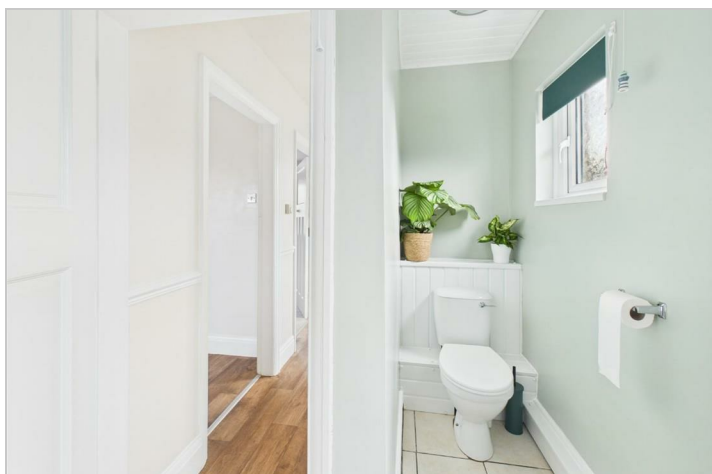
### Services

Mains connected to water, drainage, electric and gas.

### Council Tax Band B?

### 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.



## Road Map



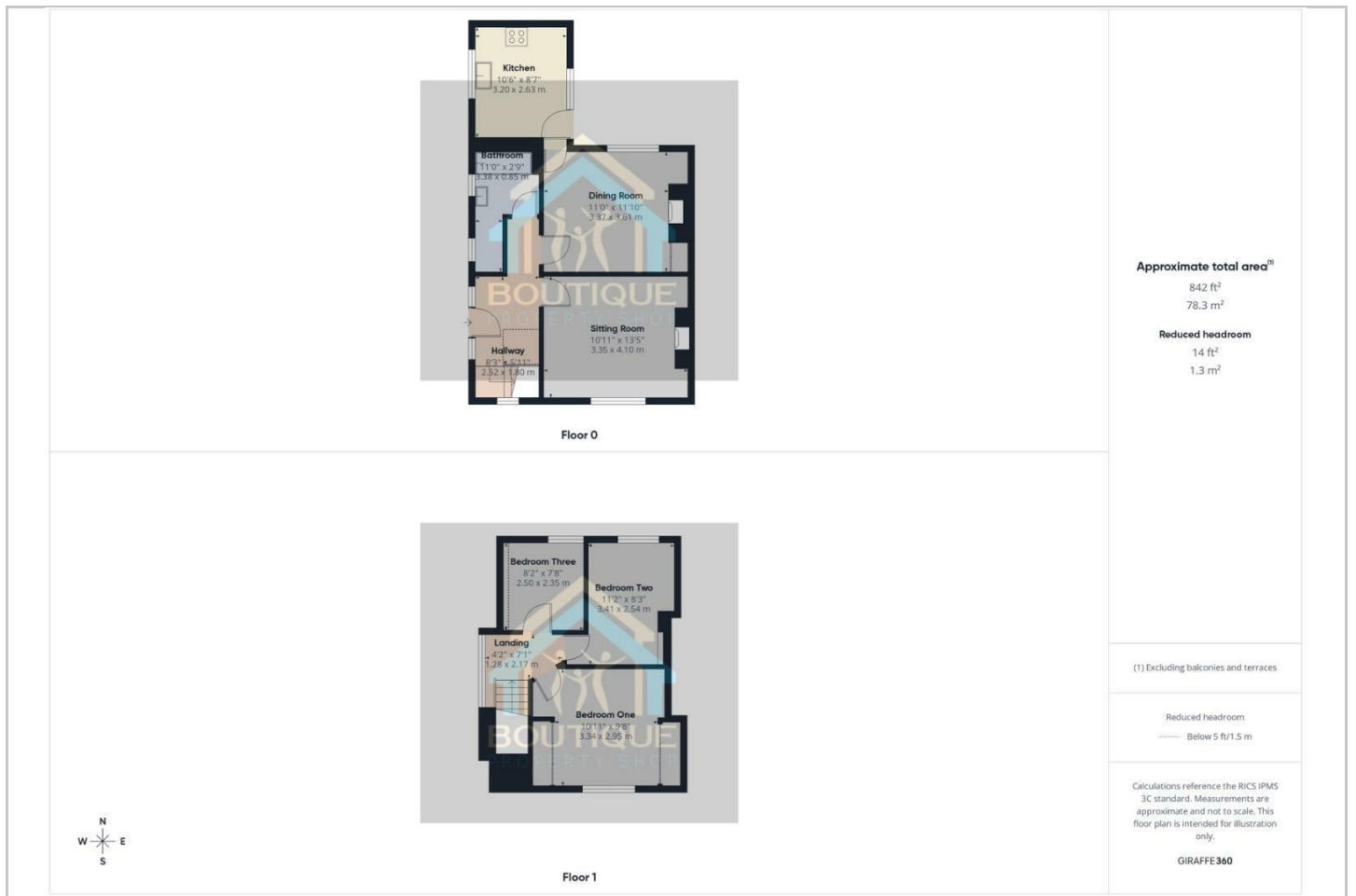
## Hybrid Map



## Terrain Map



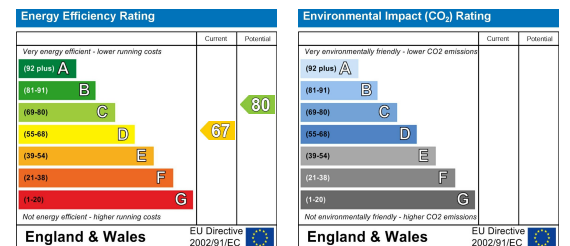
## Floor Plan



## 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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