



89 Wood Street

Norton, YO17 9BB

Offers In The Region Of £165,000



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Located in a quiet cul-de-sac location, 89 Wood Street, Norton, this beautifully presented two-bedroom mid-terrace house offers a perfect blend of comfort and modern living. The property boasts spacious living accommodation, highlighted by a generous kitchen breakfast room. The home has been thoughtfully decorated with neutral tones, in 'walk in' condition. Featuring a newly installed wood-burning stove that adds warmth and charm to the living space, alongside a modern Combi boiler ensuring efficient heating. UPVC double glazing throughout enhances the energy efficiency of the property. Outside is a private and enclosed rear walled garden, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. An outbuilding provides additional storage or could be transformed into a delightful garden retreat. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers or those looking to downsize in a serene setting. With its appealing features and convenient location, this charming home is ready to welcome its new owners. Don't miss the chance to make it yours.

- Beautifully presented two bedroom mid terrace property
- Private and enclosed walled garden
- Newly installed combi boiler and wood burning stove
- Spacious living accommodation with kitchen breakfast room
- Outbuilding with electric
- No onward chain
- Good sized double and single bedroom
- UPVC double glazed windows throughout

Sitting Room

Entering the property via the composite UPVC double glazed front door. UPVC double glazed front aspect window, radiator, log burner stove with wood mantle and stone hearth. Corner cupboard housing the electric consumer unit.

Internal lobby

Stairs leading to the first floor.

Kitchen Dining Room

UPVC double glazed rear aspect window and door leading to the rear garden. Range of wall and base units, sink and drainer with mixer tap, laminate work top. Space for a washing machine and space for a free standing oven (gas point in place), extractor above and radiator. Corner under stairs storage cupboard.

Bedroom One

UPVC double glazed front aspect window, radiator.

Bedroom Two

UPVC double glazed rear aspect window, radiator and fitted storage cupboards. Window into the landing to allow light.

Landing

Radiator and loft access.

Bathroom

UPVC double glazed rear aspect window, panel bath with electric shower over, low flush WC, pedestal sink with mixer tap and heated ladder towel rail. Airing cupboard housing the 'Ideal Vogue Max Combi 32' boiler (installed Nov 2024 with a 12 year warranty)

Exterior

The property at the front is set back from the footpath with this area paved with a fence surround. A shared side access gate gives access to the rear walled garden area. This space is low maintenance, private and enclosed.

Outbuilding

Currently used as a storage shed with electric.

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.

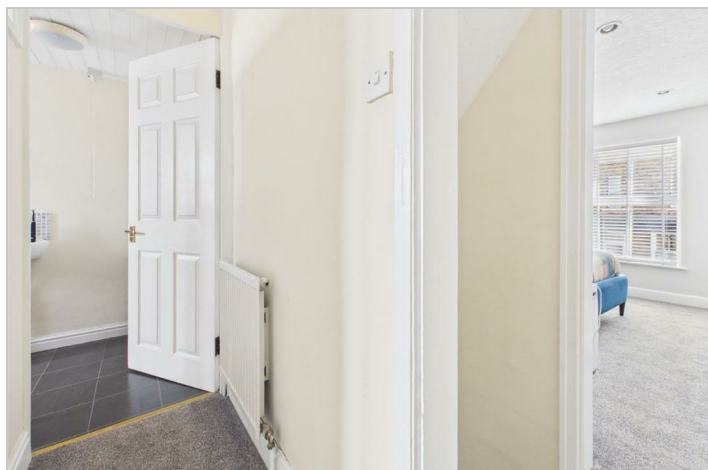
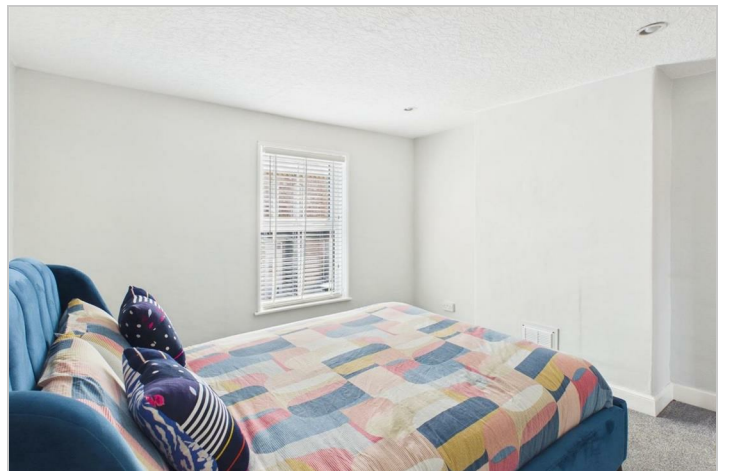
AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.

Services

Mains connected to water, drainage, gas and electric.



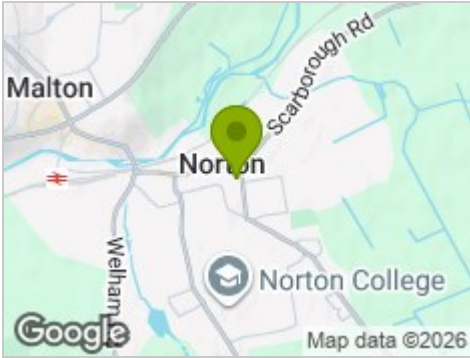
Road Map



Hybrid Map



Terrain Map



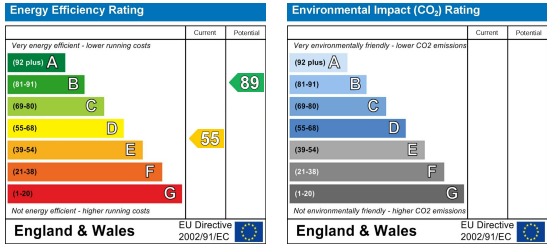
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.