



## 73 Langton Road

Norton, YO17 9AE

£750 Per Month



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73, Langton Road is a beautifully presented two bedroom mid terrace cottage, situated on a quiet lane just off Langton Road area in Norton. Internally, this property offers a wealth of character throughout with cast iron decorative fireplaces 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 throughout, a small courtyard to the front, private paved garden area to the rear, as well as shared outdoor grassed garden space to the East of the property. Located in the centre of Norton, but despite this, is a particularly quiet area. A lovely property with lots of cottage charm.

- Two bedroom mid terraced character cottage
- UPVC double glazing throughout
- Long term let
- Good sizes kitchen and sitting room
- Private rear courtyard as well as a further outdoor space
- Tucked away in a quiet location on Langton Road
- Exposed beams and cast iron decorative fireplaces
- On street parking

## Entrance Hall

Door to side, storage cupboard.

## Kitchen

8'5 x 8'3 (2.57m x 2.51m )

Front aspect window, a range of wall and base units with roll top work surfaces, single electric oven with gas hob, stainless steel sink and drainer unit, space plumbed for washing machine, cupboard housing fridge freezer, under-stairs storage cupboard.

## Sitting Room

10'9 x 11'11 (3.28m x 3.63m)

Rear aspect window, feature fireplace (not in use), electric heater, wooden beam ceiling and TV point.

## Bathroom

10'9 x 11'11 (3.28m x 3.63m)

Front aspect window, low flush WC and hand wash basin, panel enclosed bath with overhead shower, fully tiled walls, extractor fan.

## First Floor Landing

Hot water tank.

## Master Bedroom

10'11 x 11'11 (3.33m x 3.63m)

Rear aspect window, feature fireplace (not in use) electric radiator and coving to the ceiling.

## Bedroom Two

8'5 x 8'11 (2.57m x 2.72m )

Front aspect window, coving to the ceiling and electric radiator.

## Exterior

To the rear of the property is a small enclosed

garden area accessed through the sitting room. There is also an additional outdoor grassed garden space shared with the three properties in the terrace

#### Services

Electric radiators, mains water, drainage and gas.

#### 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



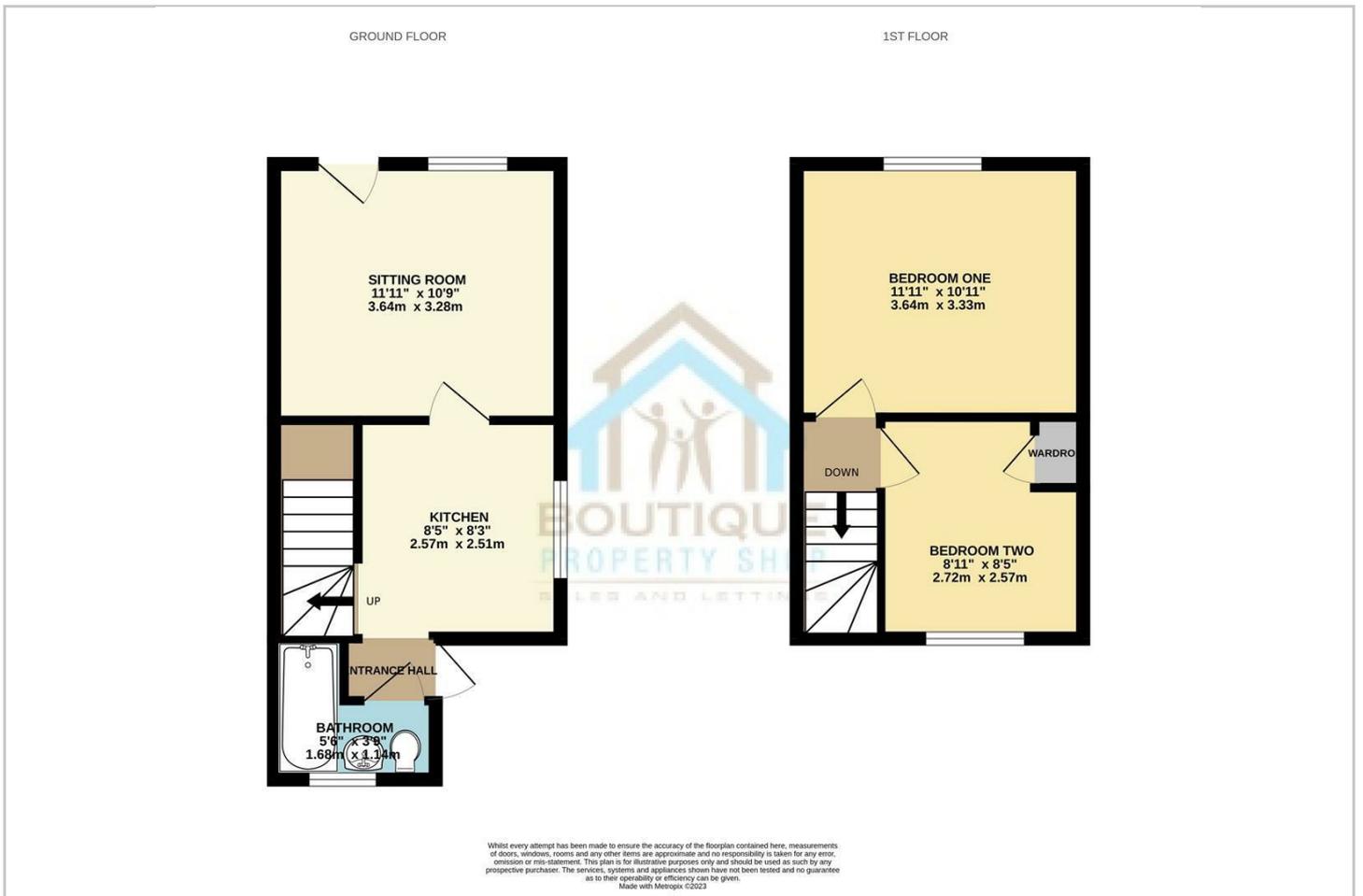
## Hybrid Map



## Terrain Map



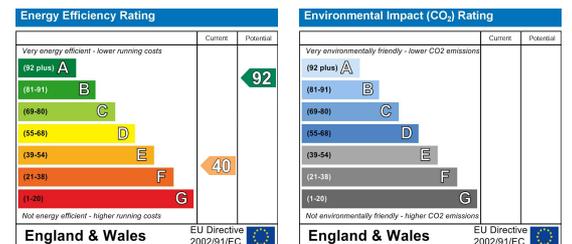
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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