BOUTIQUE PROPERTY SHOP
SALES AND LETTINGS

bps@boutiquepropertyshop.co.uk
Covering Yorkshire
T 07515 763622

17 Leat Close

Norton, YO17 9EQ

Offers Over £300,000

3 2 2 D

17 Leat Close

Norton, Malton, YO17 9EQ

Offers Over £300,000

Offered with NO ONWARD CHAIN. We are pleased to offer to the open market this very spacious three bedroom link detached bungalow located in a lovely cul-de-sac just off Welham Road, Norton. The property offers an entrance hall, sitting room/diner, kitchen, utility room, dining room/inner hall area, conservatory, shower room, additional bathroom and three bedrooms. Externally there is a good sized garden with detached garage and plenty of parking.

- A lovely spacious link detached bungalow
- Three bedrooms
- Utility room
- Tucked away in a lovely quiet cul-de-sac positon off Welham Road
- Shower room and second bathroom
- Detached garage and driveway parking
- NO ONWARD CHAIN
- Conservatory
- Newly fitted boiler and UPVC double glazed

Entrance Hall

UPVC leaded door, cloaks cupboard, housing meters.

Living Room

17'4 x 13'3 (5.28m x 4.04m)

UPVC window to the side aspect, skylight, coving to ceiling, TV point, radiator, telephone point, open fire with marble stone heath and shelving.

Bathroom

5'7 x 6'7 (1.70m x 2.01m)

Low flushing WC, panel bath, electric shower, vanity basin, part tiled, UPVC window to the side aspect and heated towel radiator.

Bedroom One

9'6 x9'4 (2.90m x2.84m)

UPVC window to the front and rear aspect, fitted wardrobe, loft access, radiator and coving to the ceiling.

Bedroom Two

13'2 x 10'9 (4.01m x 3.28m)

UPVC window to front aspect, fitted wardrobe and coving to ceiling.

Bedroom Three/Office

UPVC double glazed side aspect window. Rear window into the conservatory. Radiator.

Inner Hall/Dining Room

8'7 x 17'1 (2.62m x 5.21m)

Radiator, coving to ceiling, UPVC window and door leading to the conservatory.

Kitchen

7'8 x 14'7 (2.34m x 4.45m)

Radiator, UPVC window to the rear, tiled floor, spotlights, wall and base units, part tiled, gas cooker point, archway to;

Tel: 07515763622

Utility
9'10 x 4'5 (3.00m x 1.35m)
UPVC window to the front aspect, extractor fan, plumbing for washing machine, newly fitted 'Worcester' boiler, wall and base units.

Shower Room
3'6 x 6'3 max (1.07m x 1.91m max)
Walk in shower cubicle, part tiled, vanity basin, low flushing WC, extractor fan and UPVC window to the front.

Conservatory
16'1 x 8'6 (4.90m x 2.59m)
Wooden flooring, UPVC door to the side aspect.

Exterior
The front of the property offers driveway parking with a detached garage and enclosed garden. The rear garden is a sunny space which is private and enclosed with a greenhouse.

Garage
Detached garage with up and over door.

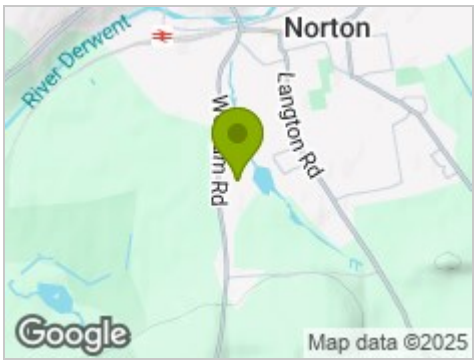
Council Tax Band C
Services - Mains connected to water, drainage, electric and gas

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

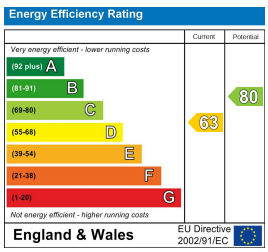


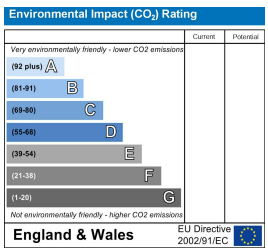
Floor Plan

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.