



## 34 Commercial Street

Norton, YO17 9ES

Price Guide £160,000



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Nestled in the heart of Norton on Commercial Street, this delightful two-bedroom mid-terrace cottage presents an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property offers spacious living accommodation along with two generously sized double bedrooms. Throughout the home, you will find a wealth of original features that add character and charm as well as double glazing throughout. The property is conveniently located in the centre of Norton and close to local shops and offers easy access to Malton train/bus stations. Offered with NO ONWARD CHAIN.

- Two bedroom mid terrace cottage in the heart of Norton
- Family bathroom
- NO ONWARD CHAIN
- Spacious downstairs living accommodation
- Plenty of charm and character
- On-street parking
- Two double bedrooms
- Rear garden
- Perfect for a first time buyer or as a buy to let investment

## Entrance Hall

Cloaks area, solid wood front door with stained glass glazed window panel.

## Sitting /Dining Room

20'4 x 8'8 (6.20m x 2.64m)

UPVC double glazed front aspect window, radiator, open cast-iron feature fireplace with stone hearth and wood mantle. Feature shelving with cupboard, dining space area with radiator, understairs storage cupboard and feature stained glass window looking into the kitchen. Stairs to the first floor.

## Breakfast Kitchen

10'6 x 12'10 (3.20m x 3.91m)

Range of wall and base units, one and a half bowl stainless steel sink and drainer unit with mixer tap, two UPVC dual aspect windows, space for fridge freezer, plumbed for washing machine and dishwasher. Electric built-in oven with induction hob and extractor hood above. Cupboard housing gas

boiler. Door leading to the outside space. Small breakfast bar.

## Landing

8'5 x 3'1 (2.57m x 0.94m)

Doors to bedroom, bathroom and door to second staircase.

## Bedroom

11'10 x 11'7 (3.61m x 3.53m)

UPVC double glazed front aspect window, two built-in wardrobes, airing cupboard, wood flooring, feature cast iron fireplace with surround and radiator.

## Bathroom

8'6 x 5'6 (2.59m x 1.68m)

UPVC double glazed rear aspect window, low flush WC, pedestal sink unit, P shaped bath with electric shower over, partly tiled walls and traditional radiator.

## Top Floor Bedroom

20'10 x 11'6 (6.35m x 3.51m)

Wood flooring, two radiators, double glazed side aspect window and one Velux window, original feature beams. Sloping ceiling.

## Exterior

Outside there is a small yard space leading to a private garden space which is gated. Outside tap.

Parking is on street.

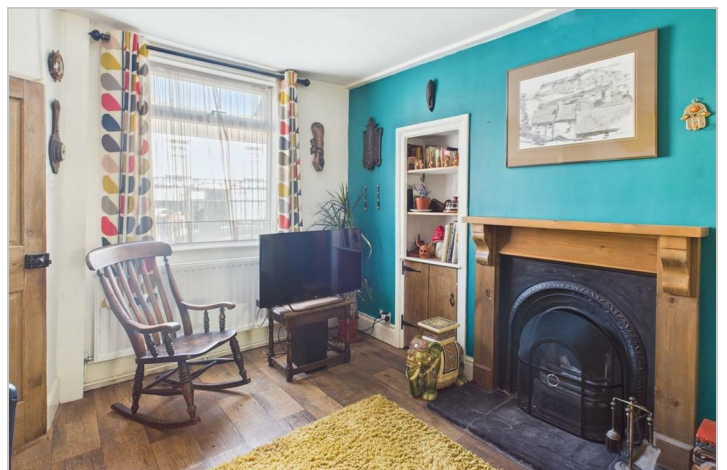
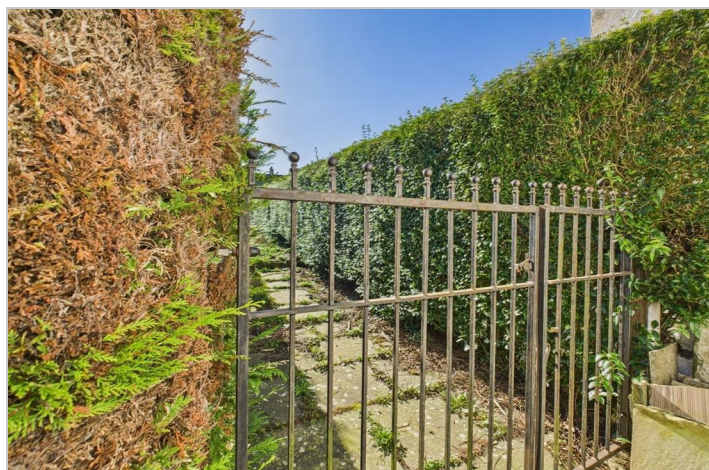
## Services

Mains connected to water, drainage, gas and electric.

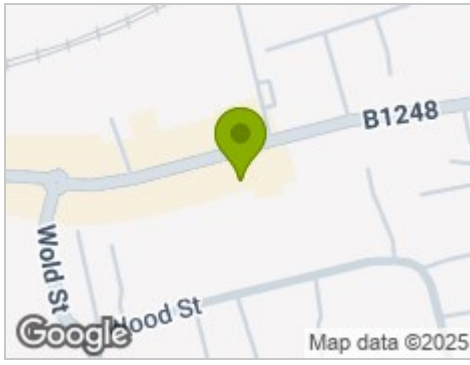
## Council Tax Band B

## 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



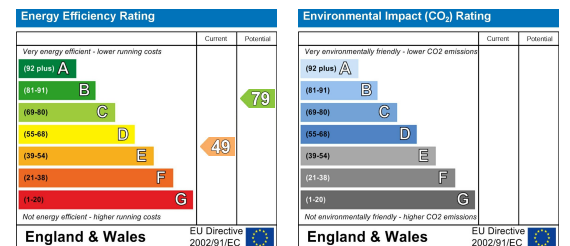
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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