



## 17 Leat Close

Norton, YO17 9EQ

Asking Price £325,000



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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 position 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 x 9'4 (2.90m x 2.84m)

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;

## 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.



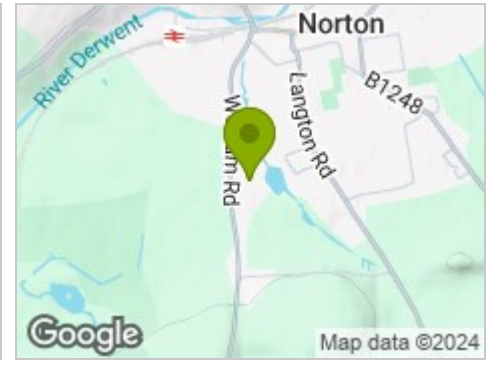
## Road Map



## Hybrid Map



## Terrain Map



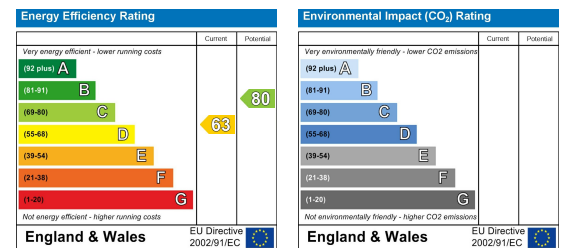
## Floor Plan



## 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



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