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SALES AND LETTINGS

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9 Grove Street

Norton, YO17 9BG

Asking Price £187,500

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A delightful terraced home located on Grove Street in Norton. Within close proximity of Norton primary school and within walking distance of Norton's high street, rail and bus stations. The property benefits from a modern sitting room, spacious breakfast kitchen with feature beams to the ceiling and a recently fitted ground floor bathroom. To the first floor there are three bedrooms and access to the loft which has been adapted to create additional space, currently used as a home office, accessed via a loft ladder. The property has a lovely, private walled garden to the rear and side access. There is on-street parking to the front and a small walled garden area. A superb starter home or ideal for a family looking for value for money!

- Three bedroom terraced house in a cul de sac
- Double glazed and gas central heating throughout
- A great value home in a popular location
- A lovely family home with spacious breakfast kitchen with beamed ceiling
- Converted loft room with loft ladder
- Ideal for first time buyer, family or couple
- Private walled garden to the rear
- Close proximity to Norton Primary school

Living Room
12'5 x 13'6 max (3.78m x 4.11m max)
Gas fire in place for display only, TV point, UPVC door to the front aspect.

Kitchen/ Diner
12'5 max x 12'2 (3.78m max x 3.71m)
UPVC window to the read aspect, wall and base units, plumbing for a washer, electric cooker point, extractor fan, feature ceiling beams, sink and drainer unit and stairs leading to theb first floor.

Ground Floor Bathroom
9'6 x 6'1 (2.90m x 1.85m)
Newly fitted bathroom with low flush WC, panel bath, part tiled walls, UPVC window to the rear aspect and pedestal wash basin.

First Floor Landing
Dorrs to the three bedrooms and loft access via the loft ladder.

Bedroom One
11'4 x 12'2 (3.45m x 3.71m)
UPVC window to the rear, radiator, two storage cupboards with newly fitted gas boiler, picture rail and ceiling rose.

Bedroom Two
11'4 x 9'2 max (3.45m x 2.79m max)
UPVC window to the front aspect, radiator, storage cupboard and picture rail.

Bedroom Three
11'7 x 6'2 max (3.53m x 1.88m max)
Storage cupboard, radiator and UPVC window to the front.

Loft Room
Fully boarded with Velux window and lighting. Currently used as an office space.

Exterior
To the front of the property is a samll walled garden

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area with gate. There is side access to the rear of the property which leads to a lovely, private and enclosed lawned garden.

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.

Council Tax Band B

Services

Mains connected to water, drainage, gas and electric.

Road Map

Hybrid Map

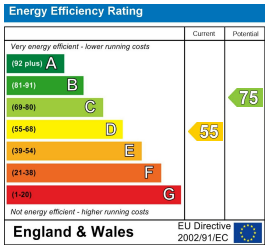
Terrain Map

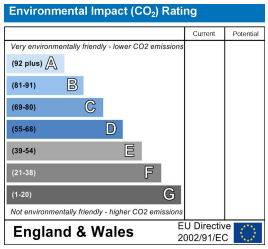
Floor Plan

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





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