BOUTIQUE PROPERTY SHOP
SALES AND LETTINGS

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

92 Wood Street

Norton, YO17 9BB

Offers Around £197,500

3 | 1 | 1 | D

92 Wood Street

Norton, Malton, YO17 9BB

Offers Around £197,500

Tucked away on the charming 'Little' Wood Street in Norton, this delightful home offers a perfect blend of modern living and comfort. With three generous bedrooms spread over two floors, this property is ideal for families or those seeking extra space. The ground floor features a well-appointed bathroom, ensuring convenience for everyday living. The heart of the home is undoubtedly the lovely dining kitchen, which provides an inviting space for family meals and entertaining guests. Its modern interior is both stylish and functional, making it a pleasure to cook and gather in. Outside, you will find an enclosed and secure garden, perfect for children to play or for enjoying a quiet afternoon in the sun. Additionally, the garden includes an outbuilding, which can serve as a useful storage space or a workshop, catering to various needs. Situated on a peaceful side street, this property offers a tranquil retreat while still being conveniently located near local amenities. This house is a wonderful opportunity for anyone looking to settle in a friendly community with all the comforts of modern living. Don't miss the chance to make this charming home your own.

- Three decent sized bedrooms over two floors
- Ground floor bathroom
- Lovely dining kitchen
- Double glazed and gas central heating
- Cozy sitting room with modern decor throughout
- Secure, enclosed rear garden with useful outbuilding
- Tucked away on 'Little' Wood Street
- Perfect for families or first time buyers

Sitting Room

UPVC door and window to the front aspect, radiator, TV point, wood effect flooring, coving, electric fire point.

Kitchen / Diner

Tiled flooring, wall and base units, electric induction hob, electric oven with extractor hood, coving to ceiling, radiator, UPVC window to the rear aspect, part tiled, plumbing for washer and walk in pantry.

Ground Floor Bathroom

Panel bath, rainfall shower head over and additional shower attachment with shower screen, low flush WC, pedestal sink, two UPVC windows to the side aspect, radiator, spotlights and heated towel radiator.

Rear Lobby

Cupboard housing the gas combi boiler, UPVC door to the side aspect.

Landing

Radiator, stairs to the second floor.

Bedroom One

UPVC window to the front aspect, radiator, fitted wardrobes, shoe storage cupboard.

Bedroom Two

UPVC window to the rear aspect, radiator and coving.

Bedroom Three / Study

Velux window, radiator, sloping ceiling, latch-style door to storage in the eaves and glass balustrade.

Exterior

Fenced and enclosed with lawn area and various flower and shrubs. Flagged patio area with outside tap. Path leading to a rear storage brick building with electric. To the front of the property, this is set back from the footpath with low maintenance gravel area and path to the front door.

Tel: 07515763622

Parking

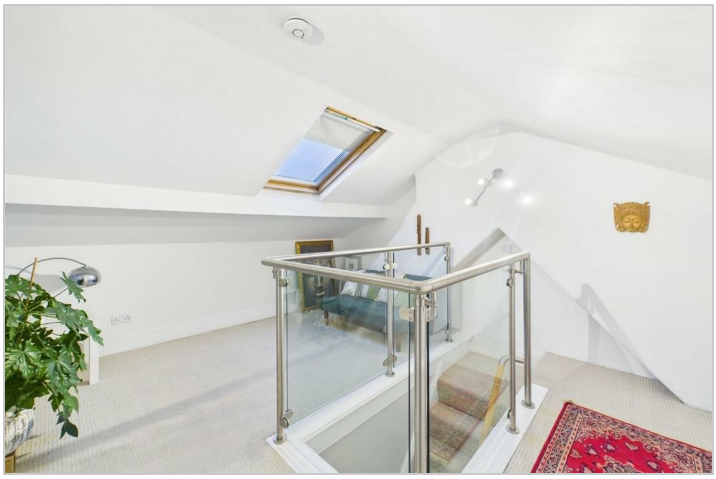
Parking is on street. There is an additional public carpark at the end of Wood Street which is free.

Services

Mains connected to water, gas, electric and drainage. Full fibre broadband has been connected to the property.

Location

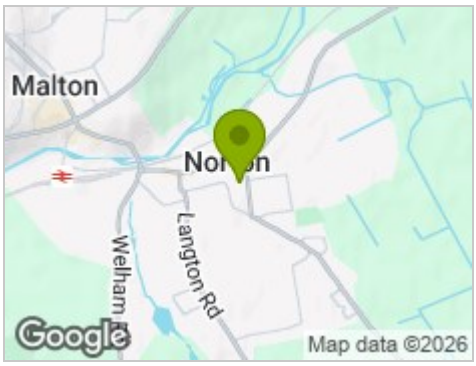
Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.



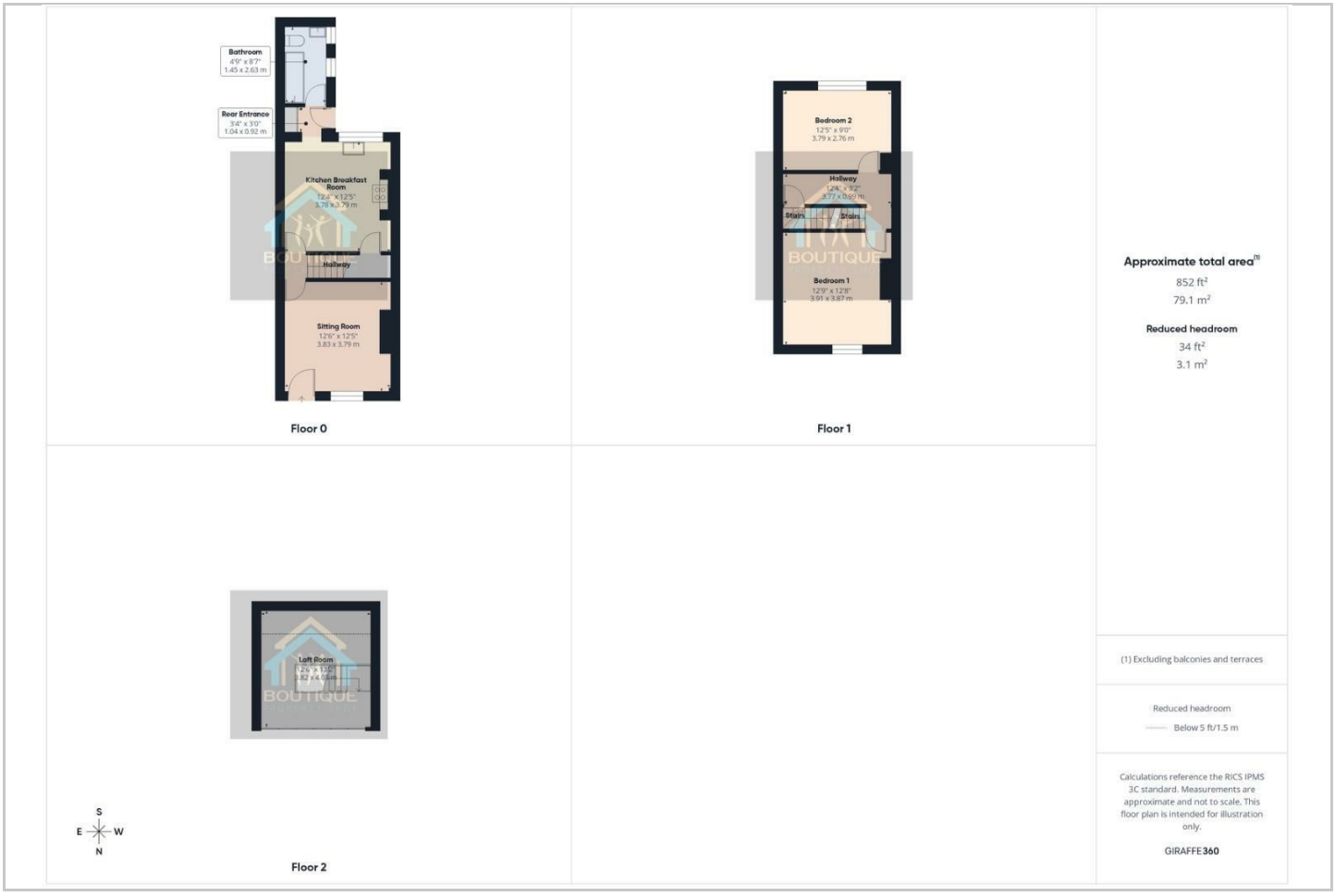
Road Map

Hybrid Map

Terrain Map



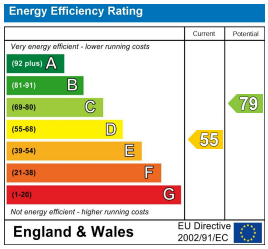
Floor Plan

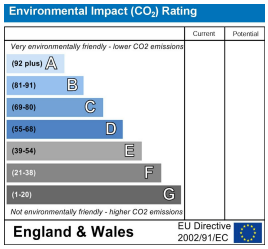


Viewing

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





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.