



## 86 Parliament Street

Norton, YO17 9HE

Price Guide £195,000



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Set on Parliament Street in Norton, this stunning three-bedroom terraced house offers a perfect blend of modern comfort and traditional appeal. As you step inside, you will be greeted by a spacious reception room that sets the tone for the rest of the home. The property is thoughtfully arranged over three floors, providing ample living space for families or those seeking extra space. The house boasts three well-proportioned bedrooms, including a delightful en-suite bedroom located on the second floor, ensuring privacy and convenience for its occupants. The double-glazed windows throughout the property not only enhance its aesthetic appeal but also contribute to energy efficiency, while the gas central heating guarantees warmth and comfort during the colder months. Outside, you will find an inviting enclosed rear courtyard garden, perfect for enjoying al fresco dining or simply unwinding in a private setting. Additionally, the property features an outbuilding, which can serve as a versatile space for storage, a workshop, or even a home office, catering to a variety of lifestyle needs. This home is ideally situated in a friendly neighbourhood, close to local amenities and transport links, making it an excellent choice for those looking to settle in a vibrant community. With its spacious layout, modern features, and outdoor space, this property is a must-see for anyone seeking a delightful home in Norton.

- A stunning three bedroom terraced home
- A useful outbuilding which could be used as a home office or gym
- Master bedroom with en-suite to the second floor
- Perfect for first time buyers
- Double glazed and gas central heating throughout
- A must see home and plenty of space. Great value!
- Immaculate and in move-in condition
- Arranged over three floors

## Sitting Room

UPVC double glazed window to the front aspect and UPVC door to the front. TV point, radiator, corner shelf unit, electric fire with tiled hearth and wood effect mantle.

## Kitchen

A range of modern gloss front wall and base units with built in dishwasher, fridge freezer, electric 'Beko' hob with electric oven with extractor hood above. Sink and drainer unit, boxed in 'Ideal' combination boiler, tiled flooring, radiator, part tiled walls and UPVC double glazed window to the garden and door to the rear entrance area.

## Rear Entrance Area

UPVC double glazed door to the garden and stairs leading to the first floor.

## First Floor Landing

Radiator, UPVC double glazed window to the front aspect and stairs to the second floor.

## Bedroom Two

With UPVC double glazed window to the front aspect and radiator.

## Bedroom Three

With UPVC double glazed window to the rear aspect and radiator.

## House Bathroom

A lovely sized bathroom with low flush WC, vanity hand wash basin, panel bath with rainfall shower above and additional attachment, extractor fan, chrome ladder heated towel rail and part tiling to walls. UPVC double glazed opaque window to the front aspect.

## Second Floor Master Bedroom

With large skylight window, sloping ceiling and radiator.

## En-Suite

With low flush WC, pedestal hand wash basin, part

tiled walls, shower cubicle with rainfall head and additional attachment, extractor fan and chrome ladder heated towel rail.

### Outbuilding

13'2 x 8'1 (4.01m x 2.46m)

With plumbing connected and electric. Could be used as a utility, home office, gym or studio.

### Exterior

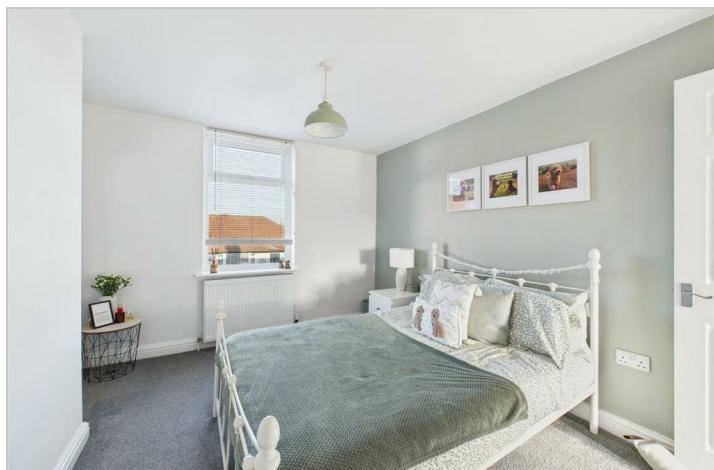
A low maintenance, enclosed gravelled garden with fencing and gate to the passageway which leads to the front of the property. The neighbouring property has a right of way if required for bins. Outside tap, lighting, sockets and pathway.

### 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



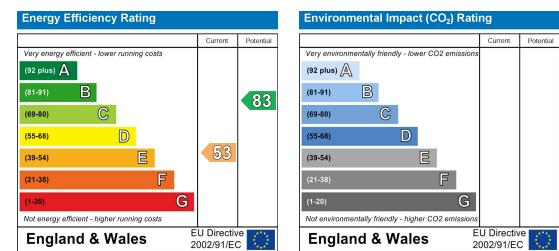
## Floor Plan



## 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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