



## 1a Parliament Avenue

Norton, YO17 9HF

Offers Around £389,500



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Tucked away on Parliament Avenue in Norton, this individually designed detached house presents a rare opportunity for discerning buyers. With three generous reception rooms, this home offers ample space for both relaxation and entertaining. The property boasts three spacious bedrooms, including a master suite complete with an en-suite bathroom, ensuring comfort and privacy for all family members.

The well-appointed layout features two bathrooms, making it convenient for both residents and guests. A delightful sunroom invites natural light and provides a serene space to enjoy the surrounding gardens. The lovely private gardens are a standout feature, offering a tranquil retreat with a workstore and an additional yard area, perfect for gardening enthusiasts or those seeking outdoor leisure.

For those with vehicles, the property includes parking for many vehicles and a large detached garage, providing ample storage and convenience. The addition of solar panels enhances the home's energy efficiency, making it an environmentally friendly choice.

This property is not just a house; it is a home that combines comfort, style, and practicality in a sought-after location. Whether you are looking to settle down or invest, this delightful residence on Parliament Avenue is sure to impress. Do not miss the chance to make this exceptional property your own.

- An individually built detached family home tucked away on Parliament Avenue
- The property comes with a large storage yard with timber built workshop area
- Large detached brick built garage with plenty of parking
- Lovely private and secure gardens
- Solar panels
- Ground floor study, cloakroom and sunroom
- Master bedroom with en-suite
- Utility room and breakfast kitchen
- A fantastic family home with plenty of space both internally and externally!

## Entrance Hall

UPVC door to front aspect, windows to the side and rear aspects, tiled flooring, radiator, coving.

## Inner Hall

Coving, stairs, radiator.

## Guest WC

Radiator, low flush WC, wall mounted hand basin, UPVC window to the side aspect, coving, tiled flooring.

## Study

Radiator, UPVC window to the side aspect, telephone point, coving.

## Sitting Room

Patio doors to garden, UPVC window to the front aspect, TV point, coving, radiator, multi fuel stove, double doors to:

## Sunroom

Tiled flooring, three Velux windows, electric heater, UPVC windows to the front and rear aspect, doors to garden.

## Breakfast Kitchen

Tiled flooring, radiator, wall and base units, sink unit, electric hob, extractor hood, double electric oven, built in dishwasher, TV point, UPVC window to the side aspect, UPVC window to the rear aspect, double glazed doors to the garden.

## Utility

UPVC door and window to the front and rear aspect, 'Valiant' gas boiler, wall and base units, plumbing washer, tiled flooring.

## First Floor Landing

Loft access, radiator, UPVC window to the rear aspect.

## Master Bedroom

UPVC window to the side and rear aspect, two radiators, fitted wardrobe, TV point, coving.

### En-Suite

Low flush WC, circular wash basin, multi jet shower unit, splashback, heated chrome towel rail, extractor fan, UPVC window to the front aspect.

### Bedroom Two

Laminate flooring, radiator, TV point, coving, UPVC window to the side and rear aspects.

### Bedroom Three

UPVC windows to the side and rear aspects, radiator, coving, TV point.

### House Bathroom

P-Shape bath with shower over and screen, radiator, vanity wash basin, low WC, fully tiled, extractor fan, UPVC window to the side aspect.

### Exterior

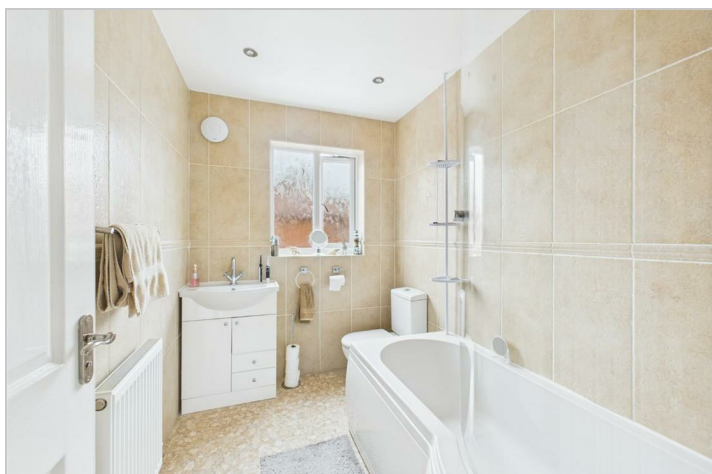
Hedged, driveway parking with wrought iron gates. Detached garage with light and power. Pitched roof, window to side aspect, up and over door.

Outside tap and sockets.

Paved area, decked area, arched hedge to lawned garden area with mature shrubs and trees, well stocked, private garden. Shed, gated access to a further yard / parking area with double car port - solar powered lighting.

### 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

**Floor 0**

**Floor 1**

**Approximate total area<sup>1)</sup>**  
1442 ft<sup>2</sup>  
133.9 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## 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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