



47 Evergreen Way

Norton, YO17 8BY

£795 Per Calendar Month



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Tucked away in a quiet cul de sac in Norton, 47 Evergreen Way is available to let on the popular Persimmon site off Scarborough road. This modern and attractive three bedroom town house comes with allocated parking and a lawned and enclosed garden to the rear. The property is only 5 years old and offers an entrance hall, ground floor guest WC, sitting room, modern dining kitchen, three bedrooms to the first floor and a lovely family bathroom. Offered to let, ideally on a long term basis and available immediately this property is one not to be missed!

- LONG TERM LET
- Dining Kitchen with double doors leading out to the garden
- Tucked away in a cul de sac position
- NO SMOKERS / PETS MAY BE CONSIDERED
- Modern three bedroom town house
- Double glazed and gas central heating
- Situated on the popular Persimmon development in Norton
- Guest cloakroom/WC
- Allocated off-street parking
- Early viewing advised not to miss out!

Entrance Hall

With double glazed door to the front aspect, radiator and stairs leading to the first floor accommodation.

Guest WC

5'6 x 3'5 (1.68m x 1.04m)

Low level WC, pedestal hand wash basin with tiled splashback, radiator and opaque double glazed window to the front aspect.

Sitting Room

14'3 x 11'9 (4.34m x 3.58m)

With UPVC double glazed window to the front aspect radiator, TV point, understairs cupboard and door through to the dining kitchen.

Dining Kitchen

15'2 x 8'8 (4.62m x 2.64m)

Modern range of wall and base units with roll top worksurfaces, 1 1/2 bowl stainless steel sink and drainer unit, gas hob with electric oven, extractor

hood over, plumbed for dishwasher and washer, tiled splashbacks, boxed in gas boiler, radiator, space for dining table and UPVC double glazed window and double doors leading out to the garden.

First Floor Landing

Loft access.

Bedroom One

15'3 x 9'3 (4.65m x 2.82m)

Lovely size double room with radiator, overstairs cupboard and two UPVC double glazed windows to the front aspect.

Bedroom Two

8'8 x 7'6 (2.64m x 2.29m)

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

Bedroom Three

7'6 x 6'1 (2.29m x 1.85m)

UPVC double glazed window to the rear elevation and radiator.

Tel: 07515763622

Bathroom

6'1 x 5'6 (1.85m x 1.68m)

Modern white suite with panel bath with rainfall power shower with additional attachment, low level WC, pedestal hand wash basin, part tiled walls, radiator and extractor fan.

Exterior

To the front of the property there is off street parking. To the rear of the property lies a lawned garden with fencing to the boundaries and a rear access gate.

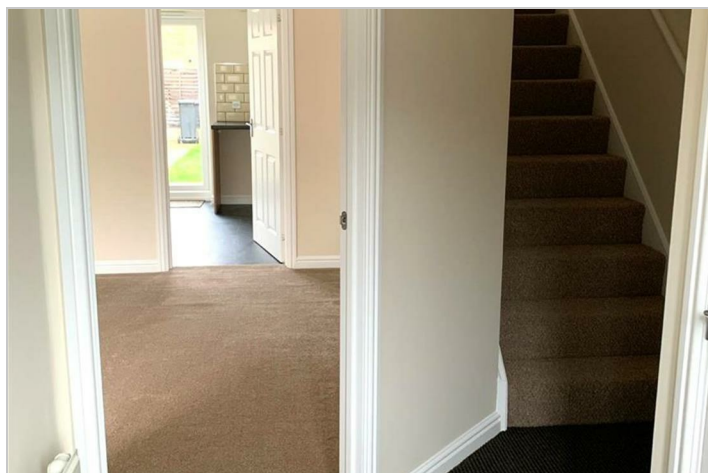
Services

Mains drainage, water, gas and electric.

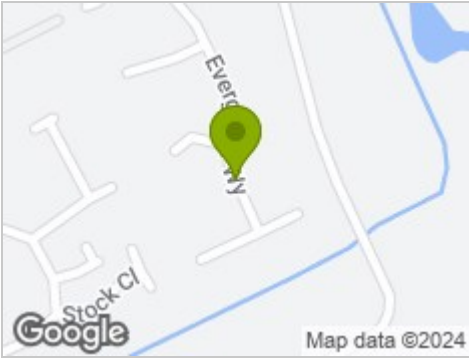
Location

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. Evergreen Way forms part of a recent and popular development by Persimmon Homes and is located off Scarborough Road.

Council Tax Band B



Road Map



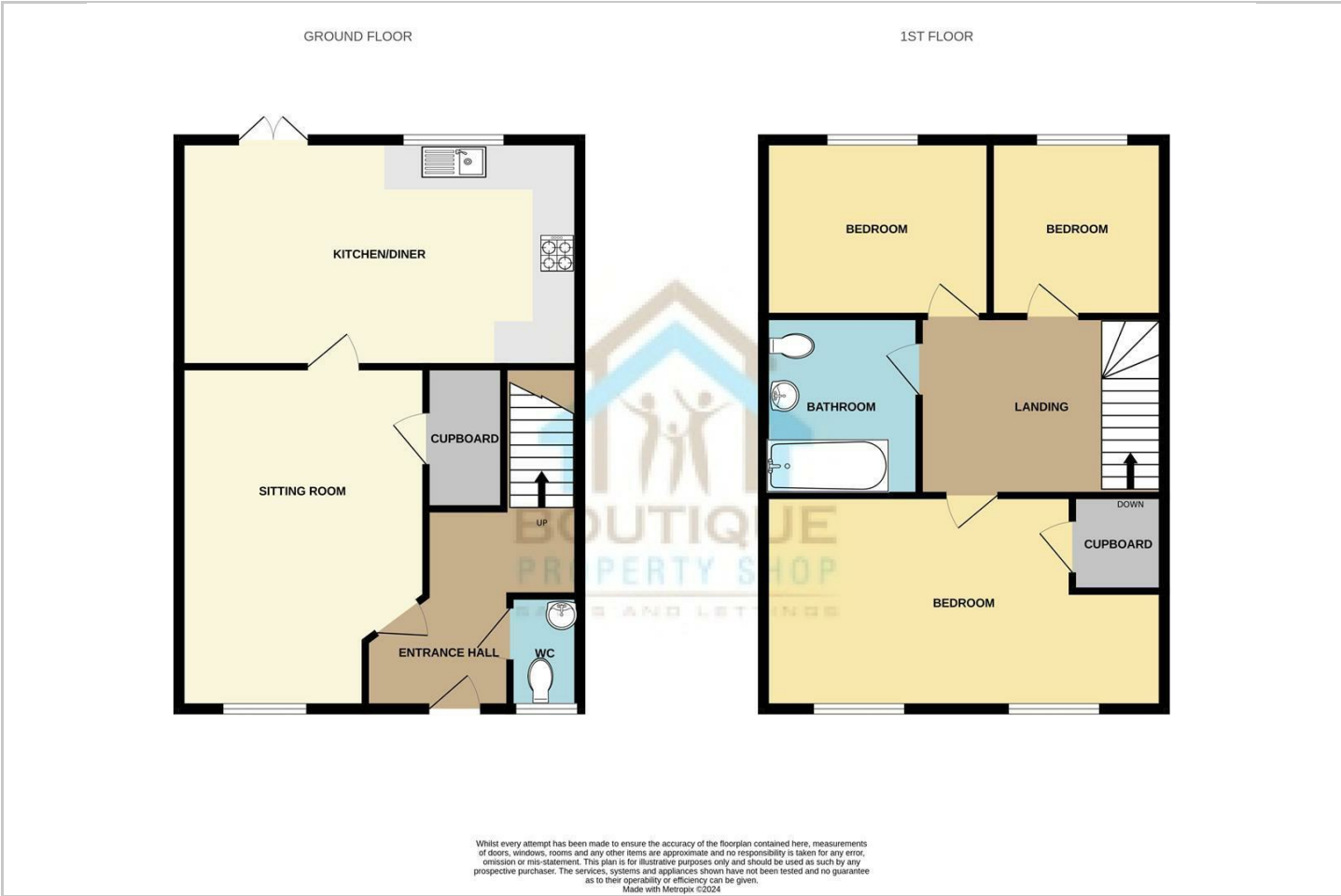
Hybrid Map



Terrain Map



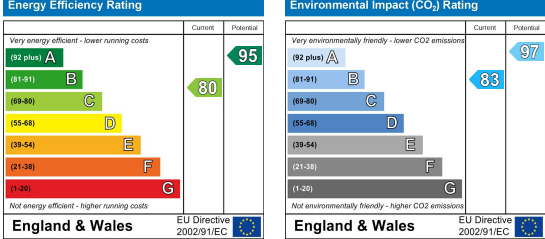
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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