



40, Langton Road, Malton, YO17 9AD Guide price £450,000

40 Langton Road is an elegant and beautifully presented four-bedroom period home, ideally positioned along one of Norton's most sought-after residential streets. Thoughtfully upgraded with a blend of original features and contemporary styling, this impressive property offers versatile living space, perfect for modern family life or those seeking a stylish character home.

A welcoming hallway sets the tone, with parquet-style flooring, panelled walls, a traditional school radiator, and original four-panel doors. The living room is light and inviting, featuring decorative coving, wall panelling, a cast iron fireplace, and a charming bay window.

The heart of the home is the open-plan kitchen and dining room, designed for both entertaining and everyday living. This stunning space boasts wood plank flooring, a brick fireplace with log burner, bespoke shaker cabinetry with timber worktops, and a Belfast sink. A central island with quartz worktop and breakfast seating forms a sociable focal point, complemented by a double integrated oven. A lantern roof light and bi-fold doors open onto the rear garden, flooding the room with natural light.

Practical touches include a guest cloakroom and a separate utility room with plumbing for a washing machine.

To the first floor, the luxurious family bathroom features a double vanity unit, oversized walk-in shower, jacuzzi bath, and spot lighting. Two double bedrooms are also found on this level, the rear with coving and cast iron fireplace, and the front with an impressive double window.

The second floor is dedicated to a striking master suite, complete with architectural arched windows and a freestanding slipper bath, along with a fourth bedroom offering additional flexibility.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	78
(39-54) E	60
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

LOCATION

Langton Road is a well-connected and highly convenient location, positioned in Norton and within easy reach of both Malton town centre and the surrounding countryside. The area benefits from a wide range of local amenities including shops, cafés, schools and leisure facilities, while excellent transport links make it ideal for commuters, with Malton’s railway station providing direct services to York, Scarborough and beyond. For those who love the outdoors, the Howardian Hills Area of Outstanding Natural Beauty and the Yorkshire Wolds are just a short drive away, offering beautiful walking, cycling and riding routes. Langton Road offers the perfect balance of town convenience and rural charm.

KITCHEN/LIVING AREA

25'0" x 18'9" (7.64 x 5.72)

LIVING ROOM

13'9" x 12'11" (4.20 x 3.94)

HALLWAY

23'0" x 5'10" (7.03 x 1.78)

BATHROOM

4'5" x 3'1" (1.36 x 0.94)

BEDROOM ONE

11'10" x 13'2" (3.62 x 4.03)

BEDROOM TWO

13'9" x 19'6" (4.21 x 5.95)

MASTER BEDROOM

11'10" x 13'1" (3.62 x 4.00)

BEDROOM THREE

11'10" x 13'1" (3.62 x 4.00)

EXTERIOR

LOCATION

COUNCIL TAX BAND

