



**108 Langton Road**  
**Norton, North Yorkshire YO17 9AT**  
**Guide price £425,000**



**WILLOWGREEN**

ESTATE AGENTS



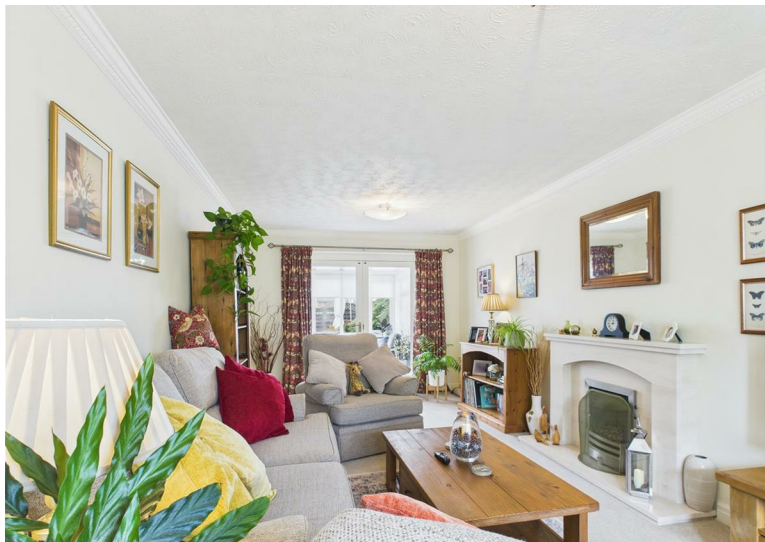
108 Langton Road is a beautifully presented four bedroom detached home, ideally located on the sought-after Langton Road in Norton. Offering generous and versatile accommodation throughout, this is a perfect family home boasting a sunroom, spacious enclosed garden, and modern interior finishes throughout.

The ground floor offers a stylish and contemporary kitchen, complete with integrated appliances and a central island unit, ideal for modern family living and entertaining. There is a separate dining room, a cosy yet elegant living room with a feature fireplace and gas fire, and a bright sunroom overlooking the garden, the perfect spot to relax in all seasons. The property also benefits from a downstairs WC.

To the first floor are four bedrooms, with bedroom one enjoying en-suite facilities including shower and WC. A modern family bathroom serves the remaining bedrooms. Finishing touches such as coving, modern light fittings elevate the feel of this wonderful home.

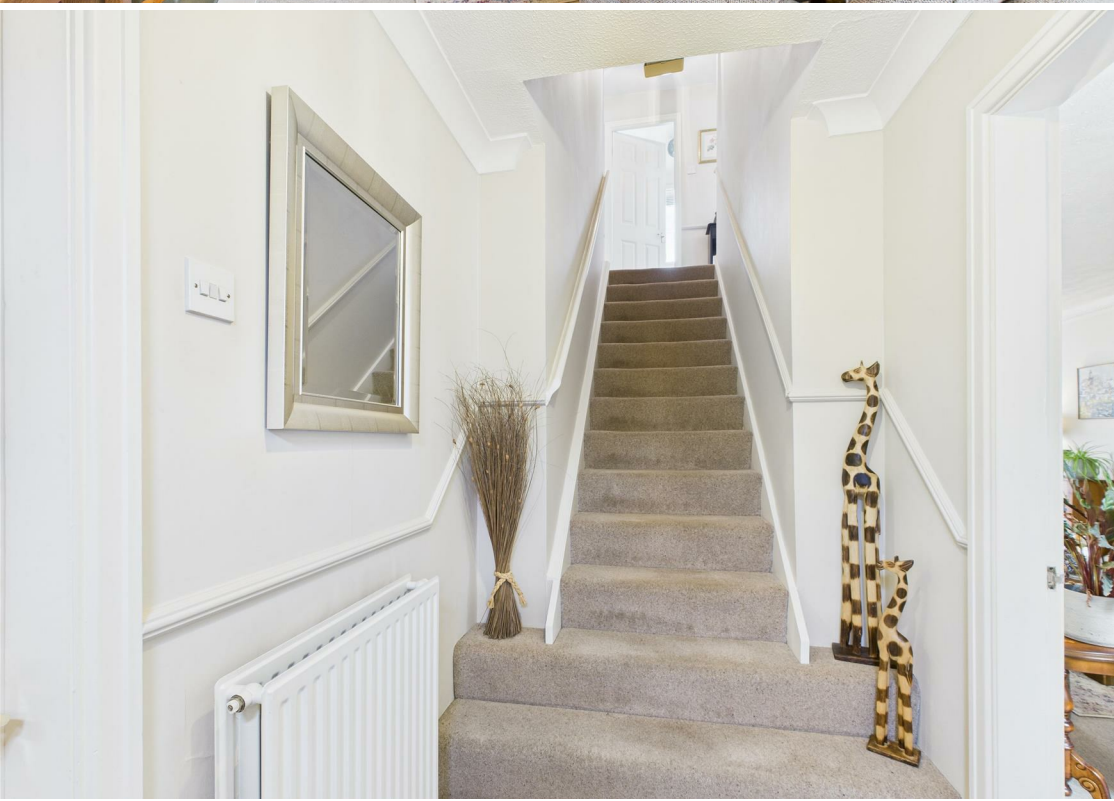
Externally, the property features a generously sized and fully enclosed rear garden, laid mainly to lawn with established borders, a greenhouse, and plenty of space for outdoor dining and play, and off-road parking to the rear.

This is a rare opportunity to acquire a spacious, turn-key home in one of Norton's most desirable residential areas. Early viewing is highly recommended.



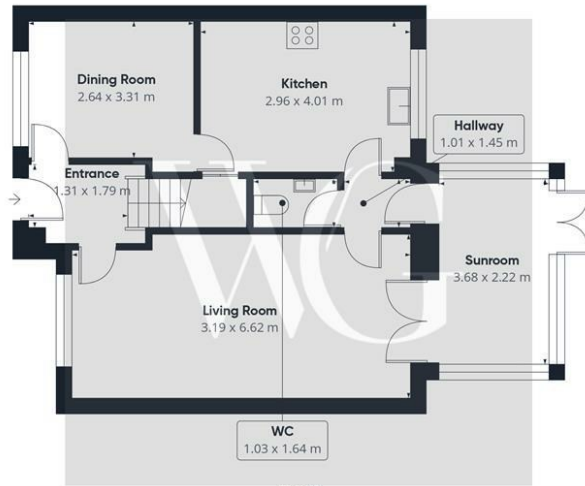
LOCATION	
ENTRANCE	4'3" x 5'10" (1.31 x 1.79)
LIVING ROOM	10'5" x 21'8" (3.19 x 6.62)
DINING ROOM	8'7" x 10'10" (2.64 x 3.31)
KITCHEN	9'8" x 13'1" (2.96 x 4.01)
WC	3'4" x 5'4" (1.03 x 1.64)
HALLWAY	3'3" x 4'9" (1.01 x 1.45)
SUNROOM	12'0" x 7'3" (3.68 x 2.22)
BEDROOM ONE	9'11" x 14'6" (3.03 x 4.44)
EN-SUITE BATHROOM	5'5" x 6'5" (1.67 x 1.98)
BEDROOM TWO	10'9" x 11'10" (3.28 x 3.61)
BEDROOM THREE	8'3" x 9'6" (2.53 x 2.92)
BEDROOM FOUR	8'3" x 9'6" (2.52 x 2.92)
BATHROOM	7'1" x 5'4" (2.17 x 1.65)
LANDING	8'9" x 3'11" (2.67 x 1.21)
GARDEN	
EPC RATING D	
COUNCIL TAX BAND D	



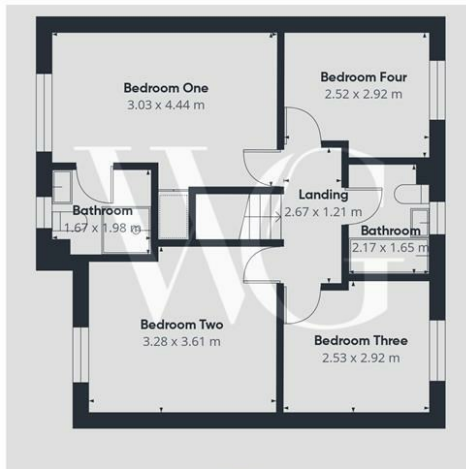








Floor 1



Floor 2

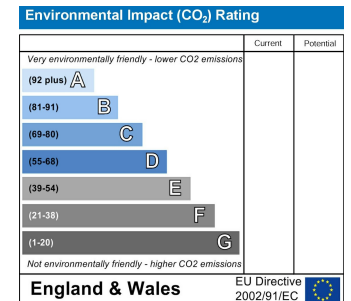
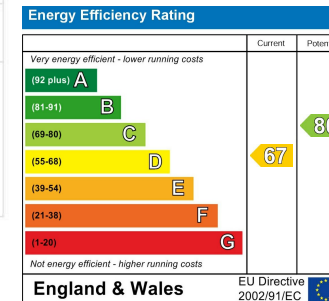
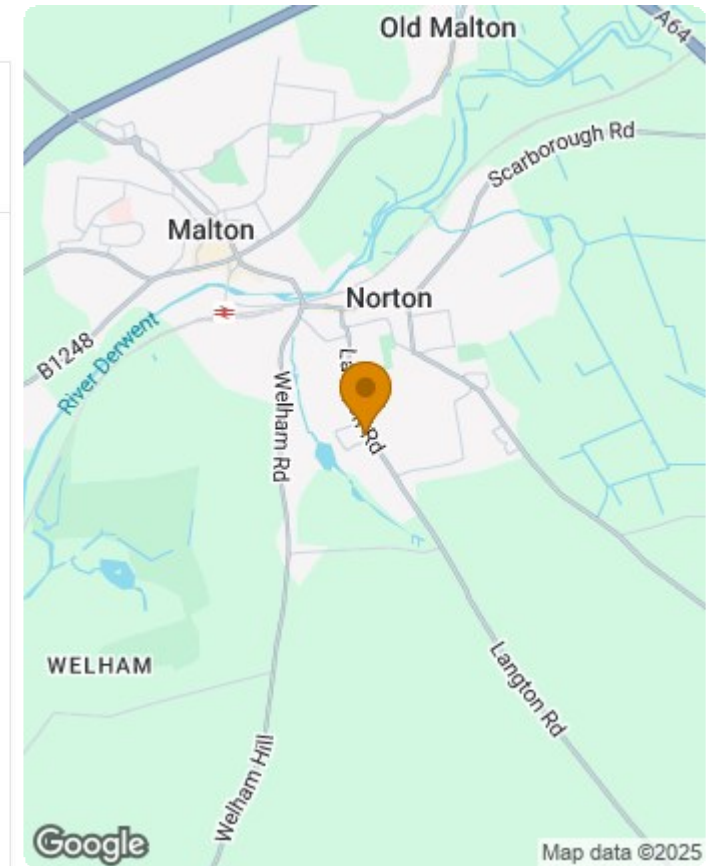
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Approximate total area<sup>(1)</sup>  
108.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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