

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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	47	50
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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WILLOWGREEN

ESTATE AGENTS



2, Vine Street, Norton, North Yorkshire, YO17 9JD

Guide price £165,000

2 Vine Street is a charming two bedroom end terrace period property conveniently located in Norton near to local amenities.
In brief the accommodation comprises: open plan living/dining room, kitchen and ground floor bathroom. To the first floor there are two spacious bedrooms.
Externally there is a private enclosed rear courtyard with outbuilding and on street parking to the front aspect.

The property is offered with NO ONWARD CHAIN.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D



LIVING ROOM
11'10" x 10'11" (3.61m x 3.33m)
Window and door to front aspect, built in shelves & alcove cupboards either side of tiled fireplace, TV point, power points.

DINING AREA
9'4"x 4'5" (2.87mx 1.37m)
Laminate flooring, space for a table and chairs, radiator, power points, tv point.

BATHROOM
9'10" x 6'10" (3.0 x 2.1)
Window to rear aspect, panel enclosed bath with a shower over, low flush W/C, wash hand basin with pedestal, extractor.

HALLWAY
Stairs leading to first floor landing.

KITCHEN
10'7" x 6'5" (3.25m x 1.98m)
Window to rear aspect, range of wall and base units with roll top work surfaces, space for freestanding cooker, extractor fan, stainless steel sink with mixer tap, power points, door leading to rear porch.

LANDING
Loft access. (Loft is half boarded)

BEDROOM ONE
12'2" x 11'1" (3.71m x 3.38m)
Window to front aspect, power points, radiator

BEDROOM TWO
10'11" x 9'1" (3.33m x 2.79m)
Window to rear aspect, cupboard housing the boiler, power points, radiator.

COURTYARD
Outside to the rear of the property is a private courtyard and also has a very handy brick built outbuilding for storage.

COUNCIL TAX BAND A

TENURE
Freehold.

SERVICES
Mains heating, water & drainage.

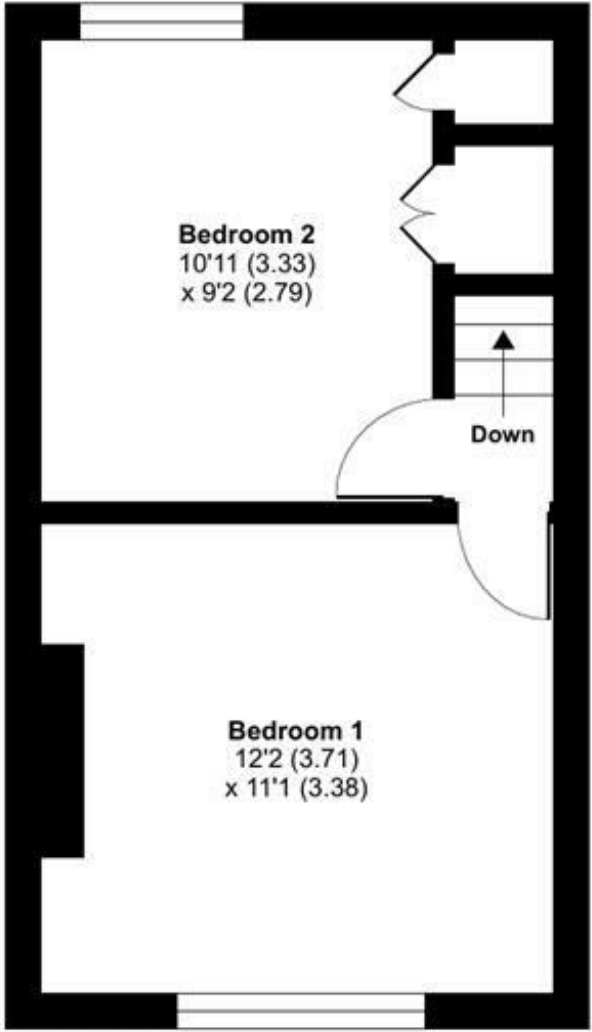
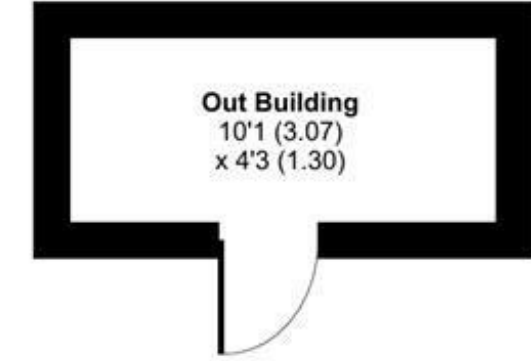
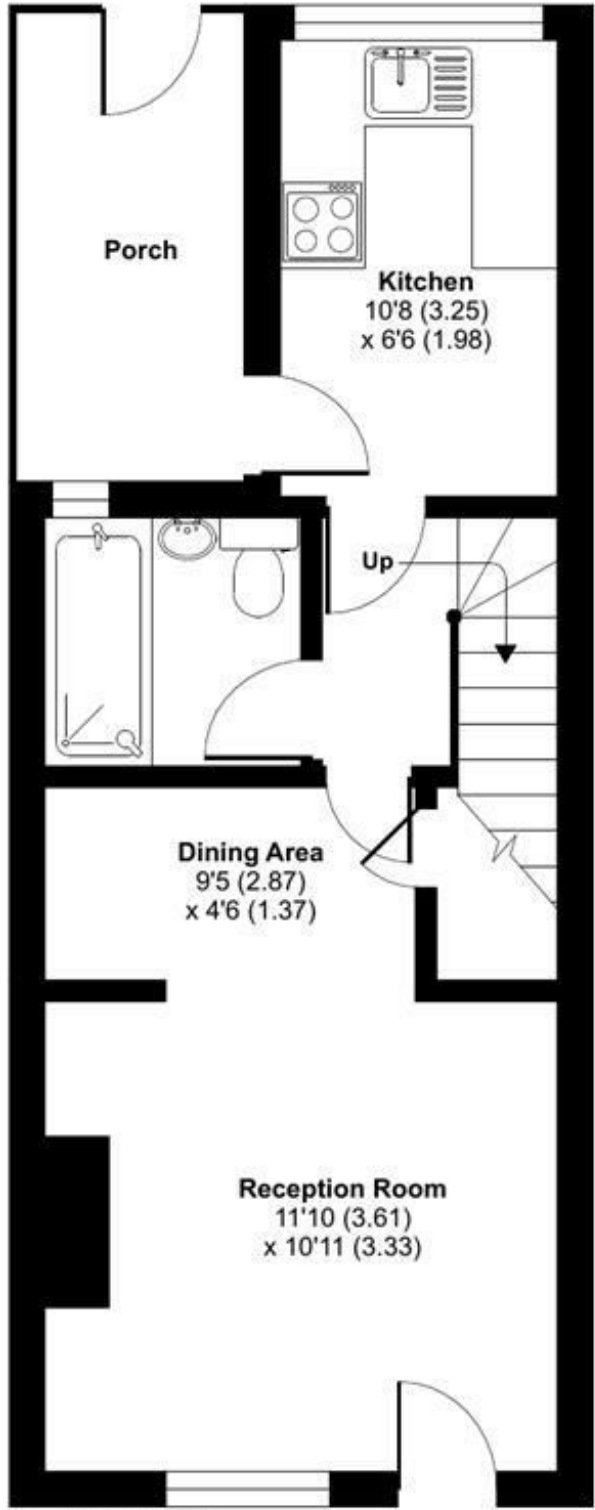
OUTBUILDING
10'0" x 4'3" (3.07m x 1.30m)



Vine Street, Norton, Malton, YO17

Approximate Area = 608 sq ft / 56.5 sq m
Outbuilding = 43 sq ft / 4.0 sq m
Total = 651 sq ft / 60.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2022. Produced for Willowgreen Estate Agents. REF: 921114

