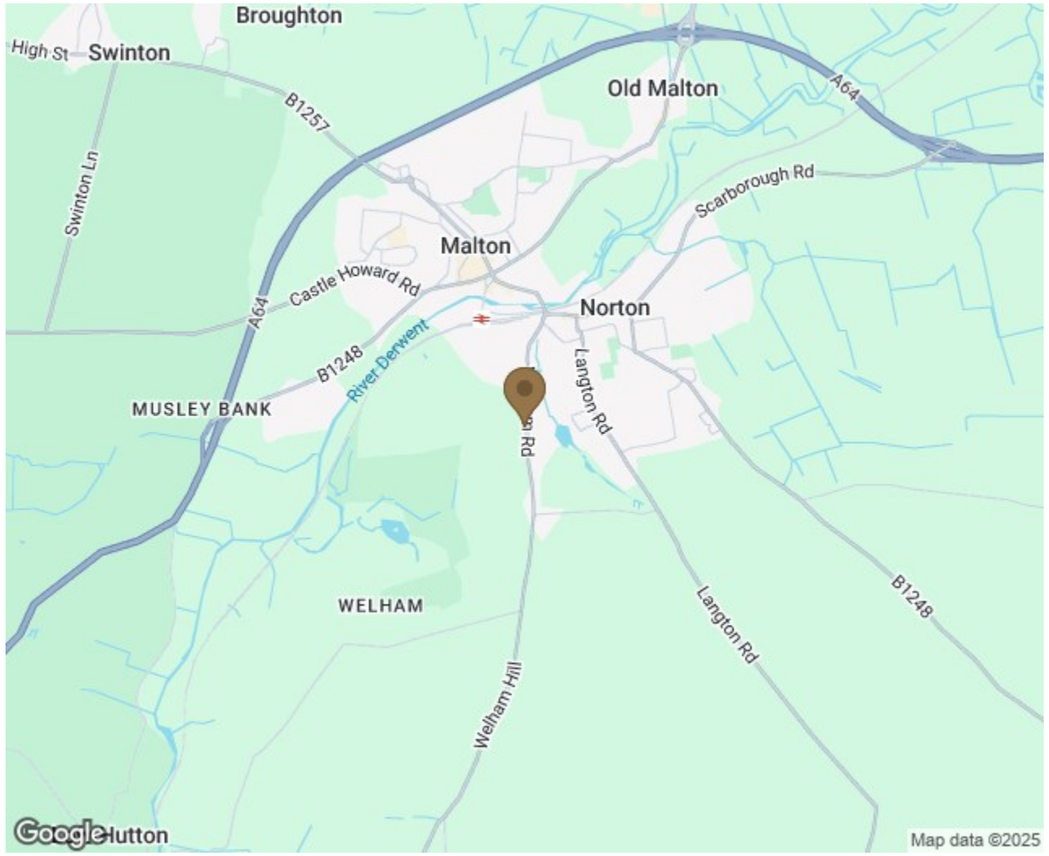
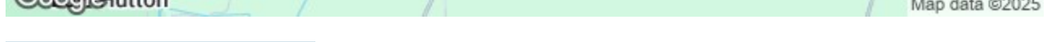
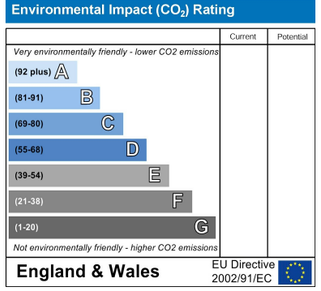






Viewing Arrangements

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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

WILLOWGREEN
ESTATE AGENTS

102, Welham Road, Malton, North Yorkshire, YO17 9DS
Guide price £550,000

Situated on one of Norton's most sought-after roads, 102 Welham Road dates back to the 1930s and delivers the perfect blend of timeless style and modern convenience. This beautifully maintained four bedroom home offers spacious interiors, a landscaped garden, and an unbeatable location with open field views to the rearm making it an ideal choice for discerning buyers.

A welcoming entrance hall leads into a light-filled open-plan living and dining area, designed for both relaxation and entertaining. Large windows and neutral décor create a warm, inviting feel, while the modern fitted kitchen, complete with integrated appliances and ample workspace, provides the perfect hub for family life. A convenient ground-floor cloakroom completes the layout. Upstairs, there are four generously sized bedrooms, one with en suite, and a family sized bathroom.

To the front, a private driveway provides off-street parking, while the secure, landscaped rear garden is a true highlight, offering a mix of lawn, patio, and established planting. There is also a garage to the side of the property.

LOCATION
Norton is a popular and well-connected town located just across the River Derwent from Malton, forming part of the vibrant twin-town community often referred to as “Yorkshire’s Food Capital.” Known for its strong sense of community, Norton offers an excellent range of local amenities including independent shops, supermarkets, cafés, pubs, leisure facilities, and highly regarded primary and secondary schools.

The town benefits from excellent transport links, with Malton railway station providing regular direct services to York, Leeds and Scarborough, and the nearby A64 offering easy road access across North Yorkshire.

Surrounded by beautiful countryside, Norton is ideally placed for enjoying the Howardian Hills, Yorkshire Wolds, and coastal escapes, while also offering the convenience of town living. It’s a fantastic location for families, commuters, and anyone seeking a balance between rural charm and modern convenience.

With easy access to the A64, Malton’s railway station, and the beautiful Yorkshire countryside, Norton offers a lifestyle that combines small-town charm with exceptional connectivity.

ENTRANCE
3'11" x 12'10" (1.20 x 3.93)

KITCHEN
15'5" x 9'8" (4.72 x 2.96)

UTILTIY ROOM
4'9" 3'3" (1.47m 1.00m)

SITTING ROOM
16'7" x 13'0" (5.08 x 3.97)

HALLWAY
7'5" x 9'11" (2.28 x 3.03)

DINING ROOM
11'11" x 13'2" (3.64 x 4.03)

GUEST CLOAKROOM
6'8" x 2'6" (2.04 x 0.77)

FIRST FLOOR LANDING

BEDROOM ONE
11'9" x 12'0" (3.59 x 3.66)

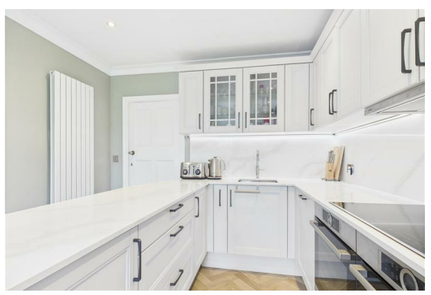
BEDROOM TWO
12'7" x 8'5" (3.84 x 2.58)

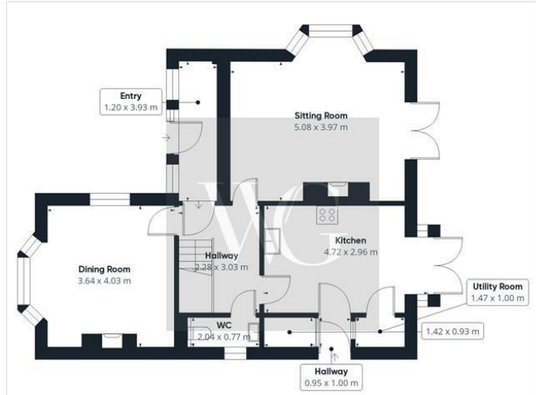
BEDROOM THREE
8'4" x 12'6" (2.56 x 3.82)

BEDROOM FOUR/STUDY
8'11" x 7'3" (2.74 x 2.23)

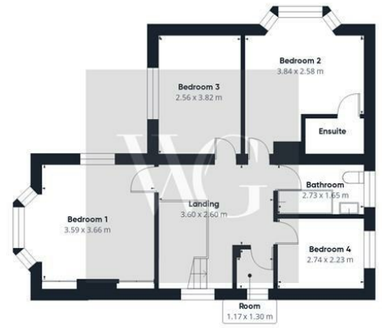
MAIN BATHROOM
8'11" x 5'4" (2.73 x 1.65)

COUNCIL TAX BAND E

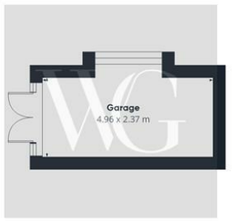




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area(1)
142.1 m²

(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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