



**108 Langton Road**  
**Norton, YO17 9AT**  
**£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.

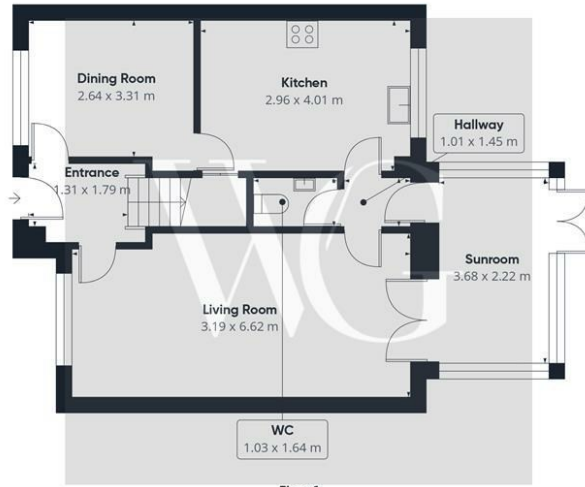
This is a rare opportunity to acquire a spacious, turn-key home in one of Norton's most desirable residential areas. Early viewing is highly recommended.



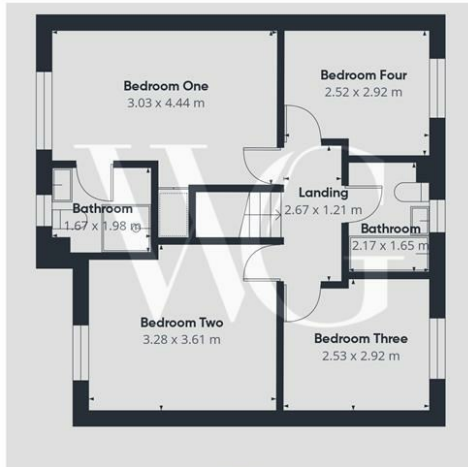
<b>LOCATION</b>	
<b>ENTRANCE</b>	4'3" x 5'10" (1.31 x 1.79)
<b>LIVING ROOM</b>	10'5" x 21'8" (3.19 x 6.62)
<b>DINING ROOM</b>	8'7" x 10'10" (2.64 x 3.31)
<b>KITCHEN</b>	9'8" x 13'1" (2.96 x 4.01)
<b>WC</b>	3'4" x 5'4" (1.03 x 1.64)
<b>HALLWAY</b>	3'3" x 4'9" (1.01 x 1.45)
<b>SUNROOM</b>	12'0" x 7'3"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







Floor 1



Floor 2

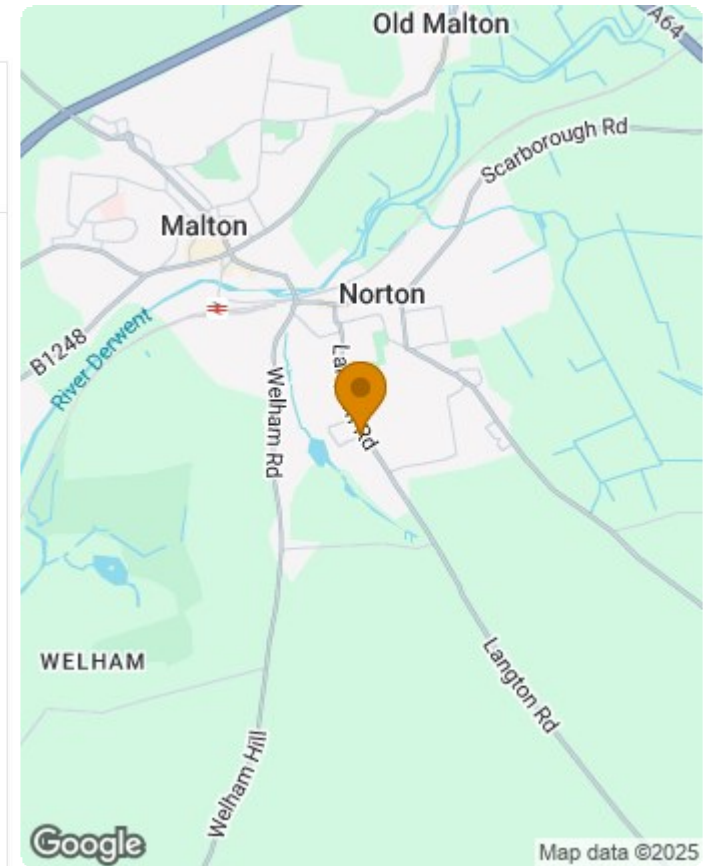
WG

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.

GIRAFFE360



Google

Map data ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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