

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	
EU Directive 2002/91/EC	
England & Wales	
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	
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](http://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



## 40, Commercial Street, Norton, YO17 9ES Guide price £185,000

40 Commercial Street, Norton  
Charming cottage with no onward chain

Tucked away within easy reach of local shops and everyday amenities, this two-bedroom terraced cottage offers an exciting opportunity for those seeking a home full of character, ready to be updated to personal taste. Offered with no onward chain, 40 Commercial Street is ideal for buyers looking for a project with potential.

The ground floor accommodation includes an entrance hall, a cosy living room with exposed ceiling beams, and a dining kitchen featuring original quarry tiles and further ceiling beams, a space with warmth and personality.

Upstairs, two double bedrooms are complemented by a practical wet room, extensively tiled.

To the rear, the garden offers a lovely balance of lawn and patio, with mature shrubs and a garden shed, a peaceful outdoor space with plenty of scope. On-street parking is available to the front.

The property benefits from gas central heating and UPVC double glazing throughout. A wonderful opportunity to restore and renovate a charming home in a convenient setting.

EPC RATING TBA



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

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**LOCATION**

Norton is a charming and well-connected town situated on the outskirts of Malton, North Yorkshire. Nestled alongside the picturesque River Derwent, Norton offers a perfect blend of countryside tranquility and modern amenities. The town boasts a strong sense of community, excellent local schools, and a variety of shops, pubs, and restaurants.

With Malton, renowned as Yorkshire’s food capital, just a short walk away, residents enjoy access to an array of independent cafes, artisan markets, and fine dining experiences. The area is also well-served by transport links, including a railway station with direct connections to York and beyond, making it an ideal location for commuters.

Outdoor enthusiasts will appreciate the nearby Howardian Hills and North York Moors, offering scenic walks and outdoor pursuits. Whether you’re looking for a peaceful retreat or a convenient base to explore North Yorkshire, Norton provides an excellent setting for family life, professionals, and retirees alike.

**ENTRANCE HALL**

**SITTING ROOM**

10'11" x 14'7" (3.35 x 4.47)

**KITCHEN/DINING ROOM**

14'4" x 10'1" (4.39 x 3.08)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

14'4" x 9'9" (4.39 x 2.99)

**BEDROOM TWO**

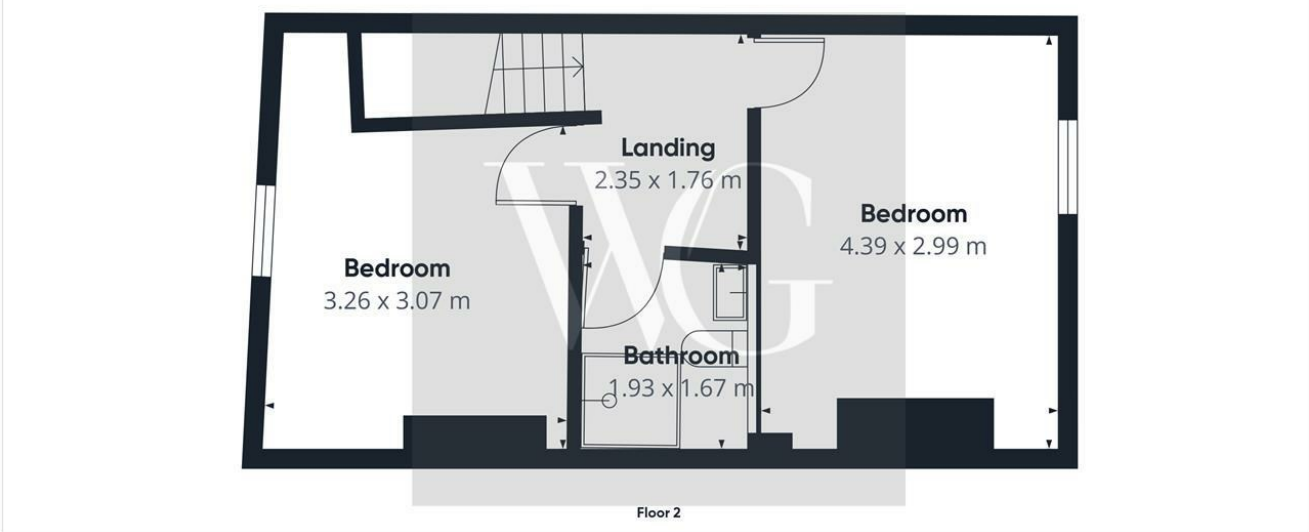
10'8" x 10'0" (3.26 x 3.07)

**BATHROOM**

**OUTSIDE**

**EPC RATING TBC**

**COUNCIL TAX BAND TBC**



WG

Approximate total area<sup>(1)</sup>  
60.7 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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