

| Energy Efficiency Rating | |
|--|-----------------------------------|
| Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <p>84</p> <p>67</p> |
| <p>England & Wales EU Directive 2002/91/EC</p> | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| <p>England & Wales EU Directive 2002/91/EC</p> | |

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

26, The Gallops, Norton, YO17 9JU Offers over £200,000

Immaculate 2 Bedroom Semi-Detached Home with Generous Garden & Driveway Parking

Available with vacant possession.

Beautifully presented throughout, this immaculate two-bedroom semi-detached home offers stylish and comfortable living in a sought-after residential area. Set back behind a spacious driveway providing ample off-road parking, the property welcomes you with a charming porch leading into a warm and inviting interior.

Inside, you'll find a cosy living room featuring an electric fire set within a striking feature mantle, complemented by solid oak internal doors that add a touch of quality throughout. The well-appointed shaker-style kitchen is fitted with an integrated oven, gas hob, and benefits from direct access to the delightful rear garden – perfect for entertaining or relaxing.

Upstairs, there are two well-proportioned double bedrooms, both with fitted wardrobes for excellent storage. The modern shower room is finished to a high standard, boasting a large shower tray and sleek fittings.

The generous rear garden is a real highlight, laid to lawn with established shrubs, offering a tranquil and private outdoor space complete with a shed for additional storage. Practical features include under-stairs storage and tasteful decor throughout.

This property is ideal for first-time buyers, downsizers, or investors – early viewing is highly recommended!



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

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.

PORCH

4'1" x 3'3" (1.26 x 1.00)

LIVING ROOM

19'2" x 11'5" (5.86 x 3.49)

KITCHEN

7'10" x 11'5" (2.41 x 3.50)

LANDING

7'0" x 3'3" (2.14 x 1.00)

BEDROOM ONE

10'11" x 9'9" (3.34 x 2.98)

BEDROOM TWO

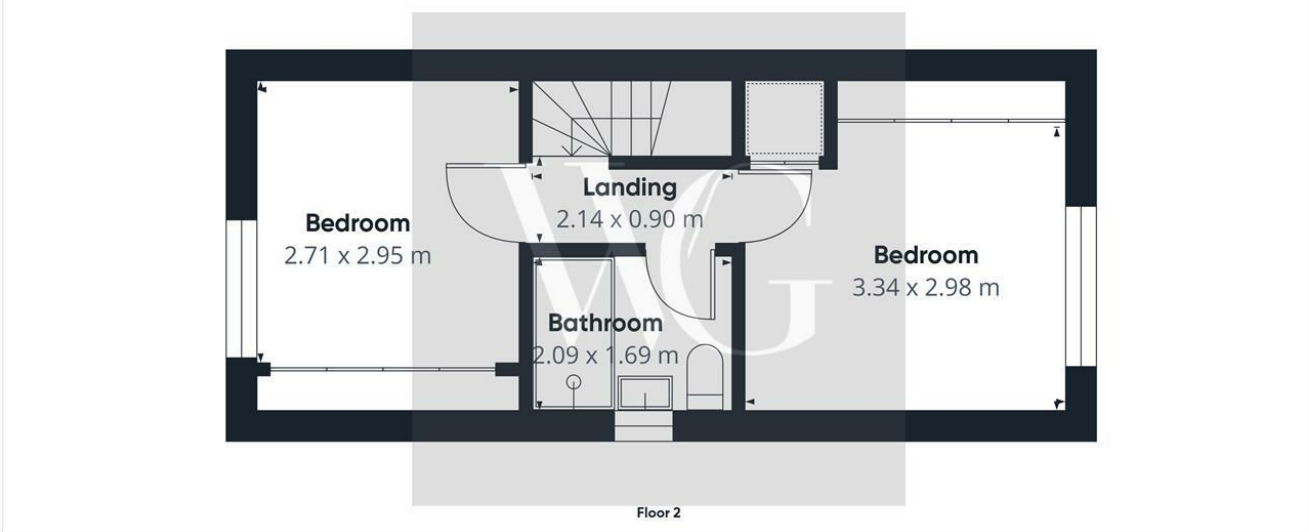
8'10" x 9'8" (2.71 x 2.95)

BATHROOM

6'10" x 5'6" (2.09 x 1.69)

EPC RATING D

COUNCIL TAX BAND B



WG

Approximate total area⁽¹⁾
55.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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