



WILLOWGREEN

ESTATE AGENTS



**55 Sutton Street
Norton, YO17 9AW**

Guide price £225,000

THREE BEDROOM SEMI DETACHED in Sutton Street just off Langton Road in sought after Norton. A super traditionally built Family Home situated in this desirable location close to local schools, shops, it is also so close to adjacent Malton with its range of independent shops, sports venues including golf club, plus rail link at Malton Station.

All the rooms are a good size including the front facing Lounge which is filled with light from the Bay Window. as is the Lounge/ Dining Room to the rear which retains its original Fireplace, The Kitchen has a range of wall and base units together with space for appliances including Oven, Fridge Freezer while there is the added bonus of a Separate Utility Room plumbed for laundry, the Utility Room also houses the Combi Boiler.

All THREE BEDROOMS are on the First Floor, Bedroom One and Bedroom Three overlook the front aspect, Bedroom Two and the Family Bathroom are to the rear. The Bathroom is very well equipped with a modern white three piece suite which includes a Bath, there is also a separate Shower Cubicle with Electric Shower while the property benefits from both Central Heating and Double Glazing throughout.

Externally to the front is a Low Maintenance Walled and Gated Forecourt with to the side Driveway Off Road Parking for several vehicles. The Detached Garage is to the rear together with the South Facing Low Maintenance Garden and Patio which overlook the Church.

Entrance Hall

Door to the front aspect, UPVC double glazed window to the front, radiator, power point, stairs to the first floor landing. Small understairs storage cupboard housing the fuse box

LOUNGE

13'5" x 11'11" (4.10 x 3.65)



UPVC double glazed bay window to the front aspect, TV point, feature fireplace with gas fire, radiator and power points.

DINNING ROOM

12'5" x 11'1" - (3.80m x 3.40m -)



UPVC double glazed window to the rear aspect, feature fireplace with gas fire, floor to ceiling storage cupboard, radiator and power points.

KITCHEN



UPVC double glazed window to the side aspect, door to the side, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for cooker, space for fridge freezer, radiator and power points.

UTILITY

UPVC double glazed window to the side aspect, space for washing machine, housing the gas combi boiler and power points.

FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, power point.

BEDROOM ONE

14'7" x 11'1" (4.45m x 3.40m)



UPVC double glazed bay window to the front aspect, radiator and power points.

BEDROOM TWO

12'3" x 11'1" (3.75m x 3.40m)



UPVC double glazed window to the rear aspect, radiator and power points.

BEDROOM THREE

7'0" x 6'6" (2.15m x 2.00m)



UPVC double glazed window to the front aspect, radiator and power points.

BATHROOM



UPVC double glazed window to the rear aspect, white four piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, fully tiled shower cubicle with electric shower and radiator.

GARAGE

18'2" x 8'2" (5.55m x 2.50m)

Garage with up and over door to the front, UPVC double glazed window to the side and personnel door to the side, power points and light.

REAR GARDEN



South facing rear garden laid to lawn with flower borders, patio area, overlooking the church, outside water tap.

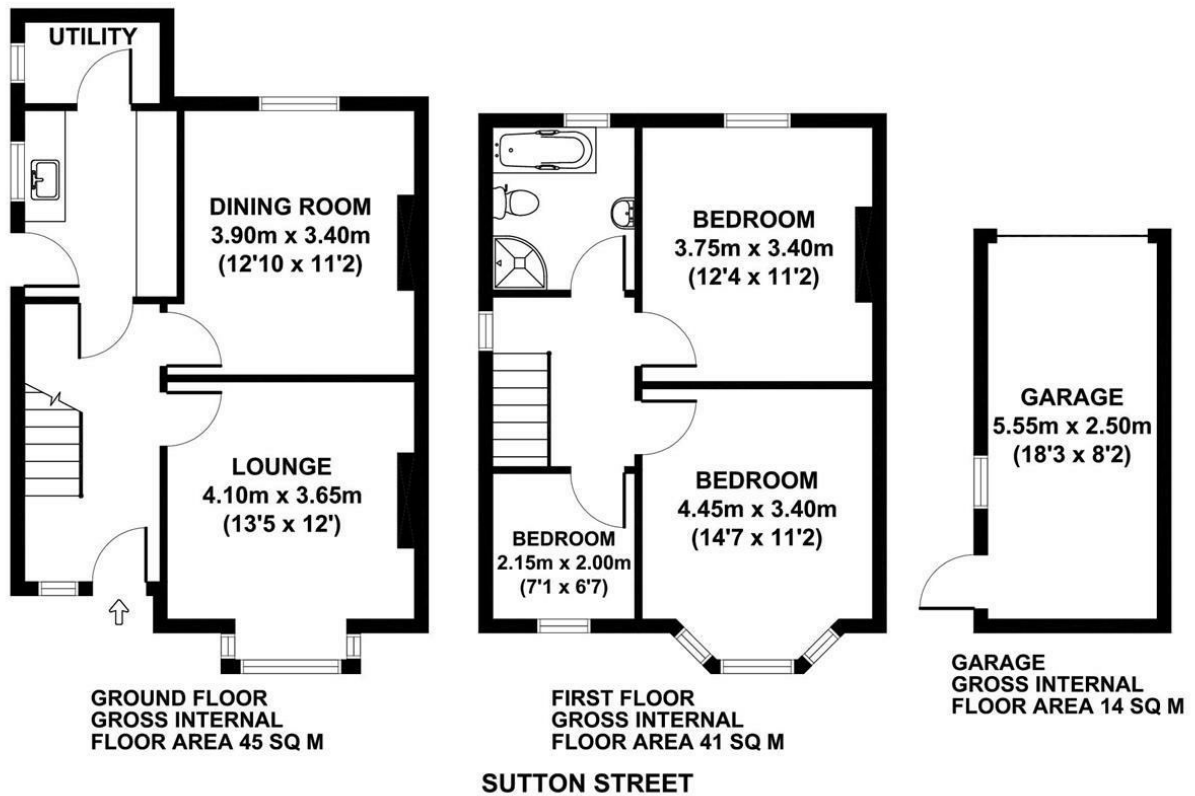
FRONT GARDEN



Walled forecourt to the front laid to lawn with wrought iron double gates leading to the driveway and detached garage,

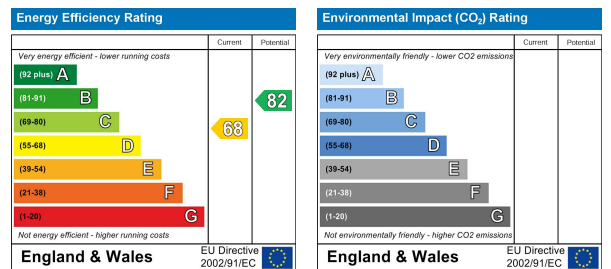
COUNCIL TAX BAND C





APPROX. GROSS INTERNAL FLOOR AREA 100 SQ M / 1076 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



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