



# WILLOWGREEN

ESTATE AGENTS



## 44 Vine Street, Malton Yorkshire YO17 9JD

**£875 Per month**

DUE TO THE HUGE NUMBER OF ENQUIRIES, WE ARE NOT TAKING ANY FURTHER INTEREST IN THE PROPERTY UNTIL WE HAVE DEALT WITH THE ENQUIRIES RECEIVED

No 46 Vine Street is a recently brick built end-terrace house, located in the heart of Norton, close to local shops and amenities.

The accommodation on the ground floor comprises: entrance hall, cloakroom, kitchen diner and living with French doors to the patio. To the first floor are three bedrooms and a family bathroom. There is a lawned garden to front and patio to rear with garden store. There is an off street parking area, and extra on-street parking nearby. The property has been completed to a high standard with modern fixtures and fittings throughout, carpets and vinyl laminate flooring.

Located in Norton, just over the river Derwent, a short walk from Malton town centre, close to local facilities including shops, pubs, primary and secondary schools, a train station and bus station with regular connections to Scarborough, York and Leeds. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

Please note that the photographs are not current and for illustration purposes only.

Please email our lettings team [lettings@willowgreenestateagents.co.uk](mailto:lettings@willowgreenestateagents.co.uk). We will then email you a pre-application form which will need to be completed prior to being offered a viewing.



## ENTRANCE HALL

Stairs to first floor.

## CLOAKROOM

Low flush WC, wash hand basin.

## KITCHEN/ DINING AREA

7'8" x 14'8" (2.34 x 4.49)

Window to front aspect, kitchen base and wall units incorporating stainless steel sink unit, electric cooker and hob with extractor over. Space for fridge freezer and plumbing for washing machine. Space for dining table.

## LIVING ROOM

14'4" x 11'1" (4.39 x 3.40)

French doors and window to rear aspect, opening onto patio. TV and telephone points.

## FIRST FLOOR LANDING

## BEDROOM ONE

8'8" x 14'3" max (2.65 x 4.38 max)

Windows to front aspect.

## BEDROOM TWO

6'9" x 11'3" (2.06 x 3.45)

Window to rear aspect.

## BEDROOM THREE

8'1" x 7'4" (2.47 x 2.24)

Window to rear aspect.

## BATHROOM AND WC

7'1" x 5'6" (2.18 x 1.70)

Matching suite comprising bath with shower over, low flush WC, wash hand basin. Towel rail.

## EXTERIOR

Enclosed lawned garden to front with paved path. Patio area to rear with wooden store.

## PARKING

Off street parking area for 1 car, on street parking nearby for extra vehicles.

## SERVICES

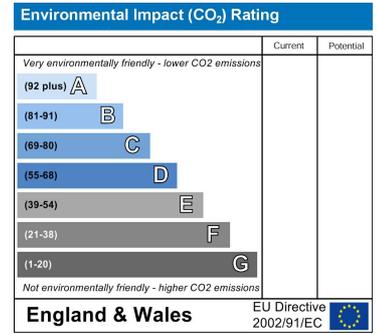
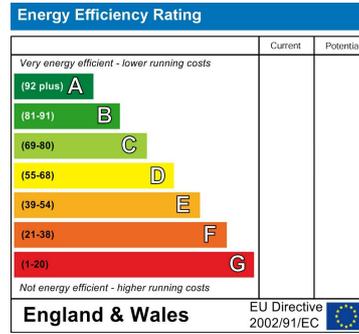
Mains water, gas, electricity and drainage.

## COUNCIL TAX BAND

Council tax banding TBC

## EPC RATING

EPC Rating TBC



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