



## 9 Sutton Street Norton, North Yorkshire YO17 9AW

**Guide price £225,000**

9 Sutton Street is beautifully presented three bedroom Victorian home located off of Langton Road. Recently refurbished throughout to an extremely high standard by the current owners, this home is exceptionally stunning.

The property briefly comprises; entrance hallway, sitting room, open-plan kitchen/living area with recently fitted kitchen and door to rear garden. To the first floor are two double bedrooms and a exquisite newly installed house bathroom with rain fall shower and free standing bath. On the second floor is a further bedroom on third floor.

Outside there is an enclosed rear garden with a range of fruit trees including, Cherry and Greengage. There is also a decking area and shed and a range of plants, shrubs and newly laid lawn. The property also benefits from a basement.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating E

## ENTRANCE HALLWAY



Door to front, dado rail, coving, radiator, power points, stairs leading to the first floor landing.

## SITTING ROOM



Bay window to the front aspect, feature fireplace with gas feature fire, coving, dado rail, ceiling rose, radiator and power points.

## KITCHEN/DINING ROOM



Window to the rear aspect, door to the basement. Feature brick fireplace with open fire, radiator and power points.

Door to side aspect to garden, range of wall and base units with work top surface Quartz work top surface, electric oven, electric hob, integrated extractor hood, space for fridge freezer, space for washing machine, integrated dishwasher and wood Vinyl style flooring.

## FIRST FLOOR LANDING



Power points, dado rail.

## MASTER BEDROOM



Windows to the front aspect, coving, radiator and power points.

## BEDROOM TWO



Window to rear aspect, fitted wardrobes and drawers, dado rail, radiator and power points.

## BATHROOM



Window to the rear aspect, low flush WC, fully tiled walk in shower with rain fall shower, oval free-standing bath, his & her sinks with vanity unit, wall mounted towel rail and airing cupboard.

## SECOND FLOOR LANDING

### BEDROOM THREE



Two Velux, walk-in store cupboard, eaves storage, fitted desk, radiator and power points.

## BASEMENT



Stairs leading to the basement, newly installed Combi boiler, two rooms currently used as storage and a workshop, coal chute and light.

## GARDEN



Outside there is an enclosed rear garden with a range of fruit trees including, Cherry and Greengage. There is also a decking area and shed and a range of plants, shrubs and newly laid lawn. To the front is gravelled harden with bay tree.

## COUNCIL TAX BAND B

### SERVICES

Gas central heating, mains drainage.

### TENURE

Freehold.

### ADDITIONAL NOTES

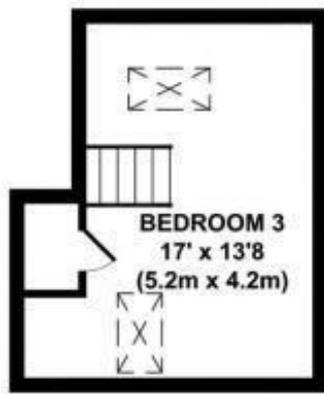
Combi boiler fitted installed 4 months ago

Newly fitted kitchen

Newly fitted bathroom

New flooring throughout

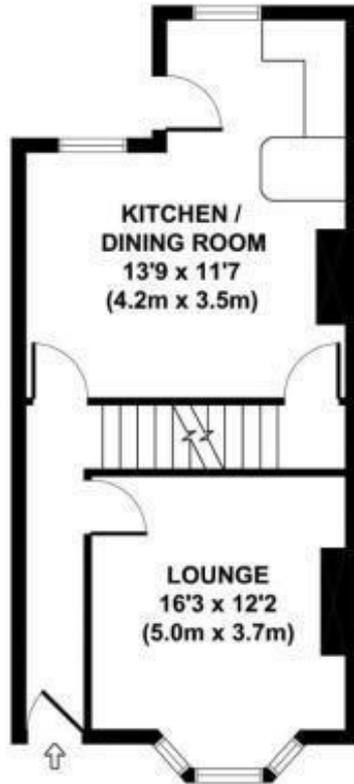




**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 19 SQ M



**BASEMENT**  
GROSS INTERNAL  
FLOOR AREA 18 SQ M



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 44 SQ M



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 42 SQ M

**9 SUTTON STREET, NORTON**

**APPROX. GROSS INTERNAL FLOOR AREA 123 SQ M / 1324 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



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		
<b>England &amp; Wales</b>		
		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		
<b>England &amp; Wales</b>		
		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