

Energy Efficiency Rating	
Current	Potential
77	87

Environmental Impact (CO ₂) Rating	
Current	Potential
78	90

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



16, Farm View, Norton, , YO17 9BF Guide price £350,000

16 Farm View is a beautifully presented four bedroom detached property situated on this well regarded development on the outskirts of Norton. Arranged over two floors the property provides versatile living space with good quality fixtures and fittings. The property is immaculately presented and in brief comprises; entrance hallway, dining room, modern kitchen and sitting room with bi-folding doors onto garden. On the first floor there are four bedrooms, the master with ensuite shower room along with a further house bathroom.

Outside to the front of the property there is driveway parking with access to the integral garage. To the rear there is a fully enclosed garden with a patio area ideal for sitting out and timber fencing to make up the borders. There is also 3m by 3m wooden deluxe gazebo, ideal for entertaining.

Norton is a popular town with a range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool Farm View lies just off Beverley Road in Norton, close to the local shops and within easy reach of the bus and railway stations in Malton. There are regular bus and rail connections to the City of York and the East Coast.

EPC Rating C



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



ENTRANCE HALLWAY

Main front entrance door, radiator, power points, stairs off to first floor.

GUEST CLOAKROOM

Wash hand basin with pedestal and low flush W.C., radiator, tiled floor. LED down lighters, tiled splash back, extractor fan.

SITTING ROOM

16'0" x 11'6" (4.88 x 3.53)

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

DINING ROOM

10'9" x 8'2" (3.28 x 2.51)

UPVC double glazed window to the front aspect, coving to the ceiling and radiator.

KITCHEN

15'5" x 8'3" (4.70m x 2.51m)

Range of wall and base units with contrasting roll top work surfaces, built-in appliances including: one and half oven with five ring gas hob and extractor fan over, integrated fridge/freezer, dishwasher, washer/dryer, LED down lighters and LED lighting under units. UPVC double glazed window to the rear aspect, UPVC double glazed door to the side aspect, tiled floor and radiator.

FIRST FLOOR LANDING

Access to the to loft hatch, built-in storage cupboard, separate built-in airing cupboard, radiator.

BEDROOM ONE

11'10" x 11'10" (3.63 x 3.61)

UPVC double glazed window to the front elevation, coving to the ceiling, TV point and radiator.

BEDROOM ONE EN-SUITE

Large shower unit, low flush WC, tiled floor and towel radiator, LED down lighters, UPVC double glazed window to the front aspect,

BEDROOM TWO

14'2" x 8'5" (4.34 x 2.57)

UPVC double glazed window to the rear elevation, coving to the ceiling, radiator and built in wardrobes.

BEDROOM THREE

10'9" x 9'3" (3.30 x 2.82)

UPVC double glazed window to the rear elevation, radiator, TV point.

BEDROOM FOUR

10'5" x 8'11" (3.20 x 2.74)

UPVC double glazed window to the front elevation, radiator, TV point.

HOUSE BATHROOM

White suite comprising of bath with shower over and screen, low flush WC and wash hand basin. UPVC window to the side elevation, tiled floor, towel rail.

OUTSIDE AND GARDENS

Mainly laid to lawn area, driveway with parking available for two vehicles and path leading to the rear. Beautifully presented south facing garden with a low maintenance lawn, plant and shrub borders, two lockable side gates, patio area, outside lighting and outside tap. 3m x 3m bespoke timber garden gazebo with newly laid paving area and electric point.

INTERNAL GARAGE

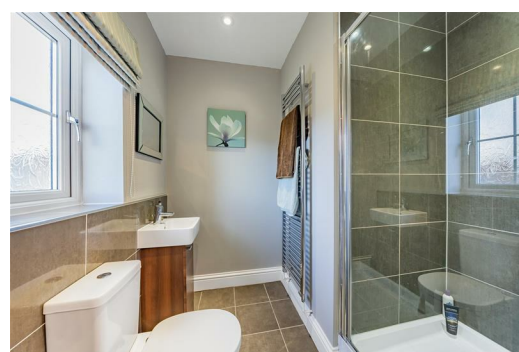
16'0" x 9'3" (4.88 x 2.82)

Power, lighting and gas central heating boiler.

SERVICES

Gas central heating and mains drainage.

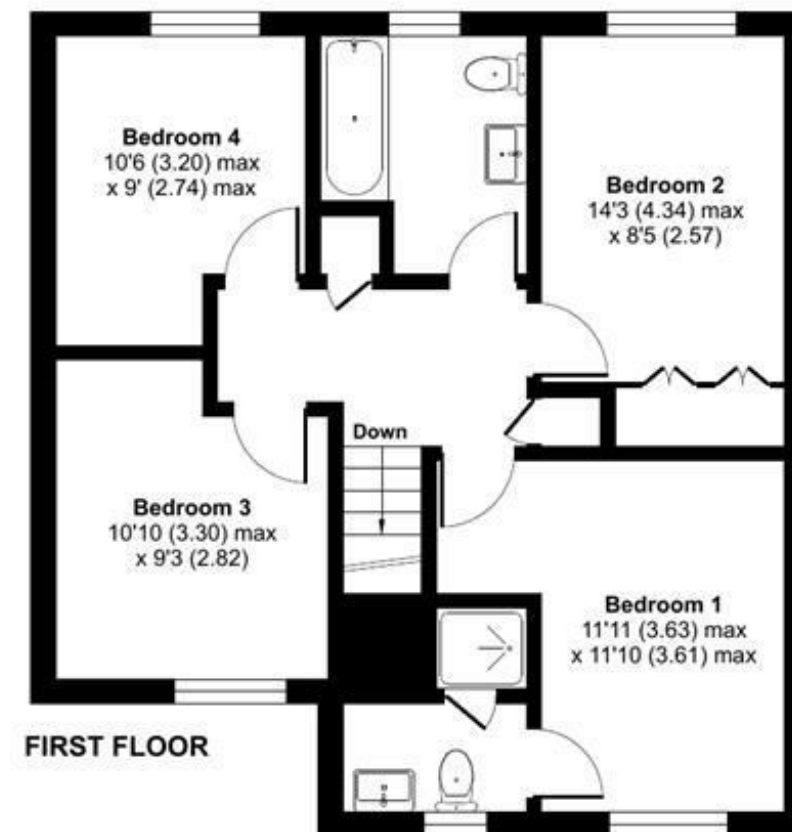
COUNCIL TAX BAND E



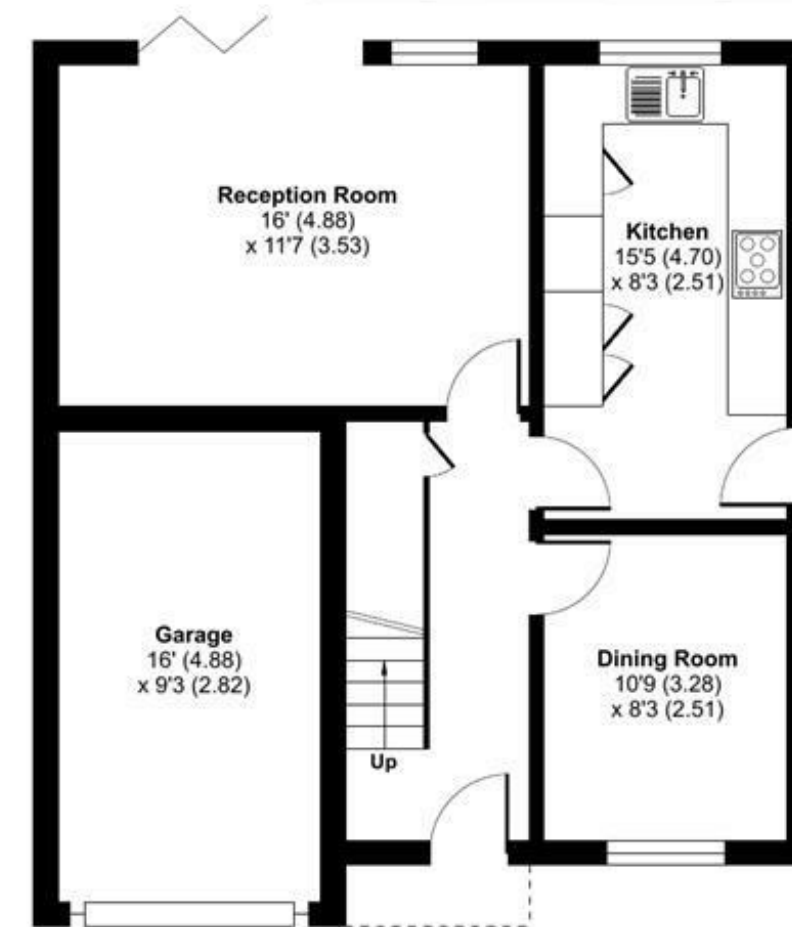
Farm View, Norton, Malton, YO17

Approximate Area = 1259 sq ft / 117 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Willowgreen Estate Agents. REF: 934204

