



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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.

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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

# WILLOWGREEN

## ESTATE AGENTS



## 73, Langton Road, Norton, Malton, North Yorkshire, YO17 9AE

### Guide price £140,000

Tucked away off Langton Road in Norton is this cosy two bedroom cottage offered with no onward chain. An excellent location there are schools within walking distance, shops, plus all the facilities of adjoining Malton together with access via the A64 both to York, Leeds and to the coast.

In brief the property comprises; sitting room, kitchen and ground floor bathroom, To the first floor are two bedrooms. The low maintenance front garden has a patio area plus corner flower bed whilst to the rear is the block paved courtyard plus an outdoor light. A lovely extra feature especially in this location is that at the rear is the large well kept communal garden laid to lawn with a wooden shed.

Norton has an excellent collection of amenities which can be found a short distance away, and the beautiful, rolling Yorkshire Wolds can easily be explored to the south. Over the river Derwent, Malton adds even more necessities, and the railway station and A64 both lead to Scarborough, York and Leeds.

EPC RATING E



ENTRANCE HALLWAY

Door to side, storage cupboard.

KITCHEN

8'5" x 8'3" (2.59m x 2.53m)

Window to front aspect, a range of wall & base units with rolltop work surfaces, single electric oven with gas hob, stainless steel sink & drainer unit, space plumbed for washing machine, cupboard housing fridge freezer, under-stairs storage cupboard.

SITTING ROOM

10'9" x 11'11" (3.30m x 3.64m)

Window to rear aspect, feature fireplace (not in use) , electric radiator, wooden beamed ceiling, TV point, power points.

BATHROOM

3'9" x 5'6" (1.15m x 1.68m)

Window to front aspect, low flush WC & hand wash basin, panel enclosed bath with overhead shower, fully tiled walls, extractor fan.

FIRST FLOOR LANDING

Hot water tank.

MASTER BEDROOM

10'11" x 11'11" (3.35m x 3.64m)

Window to rear aspect, feature fireplace (not in use) electric radiator, coving, power points.

BEDROOM TWO

8'5" x 8'11" (2.59m x 2.73m)

Window to front aspect, coving, electric radiator, power points.

COURTYARD GARDEN

Small enclosed courtyard to rear, access for neighbouring properties.

TENURE

Freehold.

SERVICES

Electric radiators, gas multipoint, mains drains.

COUNCIL TAX BAND A

ADDITIONAL INFORMATION

- New roof 2016
- New consumer unit 2022
- New high efficiency electric radiators (all wired back to the board) 2022
- New carpet/ kitchen flooring 2022
- Painted throughout 2022
- EICR and Gas Safety Certificate
- Shared yard
- Parking is free on Langton Road or in the church car park
- Rental income is approx £7200 pa

