



Energy Efficiency Rating												
Current	Potential											
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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

32, Whitewall, Malton, North Yorkshire, YO17 9EH Guide price £275,000

32 Whitewall is an extremely well presented four bedroom family home offering character and charm located on the outskirts of Norton boasting various local amenities including schools, shops, sports centre and transport links to the surrounding areas.

Located just off Welham Road and occupying a good size plot this property offers plenty of living space, consisting of entrance hall, sitting room, dining room, kitchen leading to rear garden. To the first floor there is a lovely size master bedroom and two further bedrooms plus family bathroom. Extended in 2014 to the second floor is a further bedroom currently used for home office/games room. Externally there is driveway parking, outbuildings and sheds plus lovely gardens to the front and rear of the property with stunning open views over fields to the front.

Whitewall is a delightful semi rural position steeped in horse racing history located on the southern edge of Norton running in between Welham Road and Langton Road enjoying unrivalled views towards the town itself. Malton and Norton Golf Club is located close at hand as are lots of pleasant walks. Best found by heading out of Norton along Welham Road taking the very last left hand turning onto Whitewall.

EPC RATING D



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALLWAY

Door to front aspect, stairs to first floor landing

KITCHEN

21'7" x 5'10" (6.59 x 1.79)
Windows to front and rear aspect, range of base units with solid oak worktops, plumbing for washer/dryer, space for fridge/freezer, electric double oven and gas hob, stainless steel sink, power points, radiator, engineered oak flooring

LIVING ROOM

12'4" x 12'7" (3.77 x 3.84)
Window to front aspect, pine door, open fire with brick surround and timber mantle over, picture rail, TV point, power points, radiators.

DINING ROOM

8'0" x 16'0" (2.45 x 4.88)
Window to rear aspect, engineered oak flooring, radiator, recess suitable for a log- burning stove or similar, power points, large understairs storage cupboard

FIRST FLOOR LANDING

Power points.

BEDROOM ONE

12'0" x 15'3" (3.68 x 4.67)
Window to front aspect, power points, radiator, bespoke build over stairs storage, feature fireplace.

BEDROOM TWO

11'11" x 7'7" (3.65 x 2.33)
Window to rear aspect, power points, radiator, under stairs storage, feature fireplace

BEDROOM THREE

5'10" x 13'8" (1.79 x 4.18)
Window to front aspect, power points, radiator, exposed beam

BATHROOM

Window to rear aspect, panel enclosed bath with shower over, low flush WC, wash hand basin with vanity, heated towel rail.

SECOND FLOOR LANDING

BEDROOM FOUR

10'1" x 14'7" (3.08 x 4.46)
Velux windows, large storage cupboard, power points.

GARDEN

The front gardens are mainly laid lawn with young and mature trees plus hedge border. To the rear of the property there is parking and a low maintenance patio area plus useful outbuildings/sheds.

SERVICES

Mains gas, septic tank, mains electric
(Septic Tank - The tank is shared between 32 and the next door property (No. 30). It's in the field opposite the house, which both owners have access to when needed. It is arranged to be emptied once every two years and the cost of this works out at about £60 per year. It was emptied first week in Sept 2023 so shouldn't need any attention until September 2025).

COUNCIL TAX BAND C

