



**4, Millside, Norton, Malton,
North Yorkshire, YO17 9AU
Guide price £199,950**

4 Millside is a good sized two bedroom semi-detached house with a driveway, front and rear gardens and garage. Located within this very popular residential area off Langton Road, Norton, in close proximity to Norton College and offered with no onward chain.

This property briefly comprises; entrance hallway, breakfast kitchen with rear door onto the garden, large sitting room with stairs leading to the first floor landing. To the first floor landing there are two bedrooms and house bathroom. This property benefits from a garage, low maintenance enclosed garden to the rear and driveway parking for multiple vehicles.

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 C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	88
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	73
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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

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



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE HALLWAY

Side entrance, radiator.

SITTING ROOM

16'4" x 11'5" (5.0m x 3.5m)

Bay window to front aspect, radiators, under stairs storage cupboard, power points, stairs to first floor landing.

KITCHEN

11'5" x 7'6" (3.5m x 2.3m)

Window and door to rear, tiled style flooring, a range of wall and base units with roll top work surfaces, integrated electric oven and gas hob, extractor fan/hood, tiled splashback, plumed for washing machine, space for fridge/freezer, radiator, power points.

FIRST FLOOR LANDING

Power point, loft access.

BEDROOM ONE

11'5" x 9'6" (3.5m x 2.9m)

Window to front aspect, radiator and built in airing cupboard, power points.

BEDROOM TWO

11'5" x 10'9" (3.5m x 3.3m)

Window to rear aspect, radiator, power points.

HOUSE BATHROOM

Opaque window to side aspect, low flush WC, wash hand basin with pedestal, panel enclosed bath with shower over, part tiled walls, tiled style flooring.

GARDEN

Low maintenance and enclosed garden to the rear, gated side access, paved area, outdoor tap.

GARAGE

Up and over door, power and lighting

COUNCIL TAX BAND B**TENURE**

Freehold.

SERVICES

Mains water, gas and drainage.

