



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
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	
(55-68) D	
(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 916 600 | 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

25, Park Road, Norton, North Yorkshire, YO17 9DZ Offers in excess of £280,000

25 Park Road in Norton is a four bedroom Victorian semi-detached property which offers spacious accommodation situated in a favoured residential area with open views over to Malton town.

This property briefly comprises; entrance hallway, sitting room with bay window, dining room, kitchen, downstairs bedroom, recently installed wet room and sun room. To the first floor is a generous sized master bedroom with house bathroom attached and a further two double bedrooms.

To the exterior is an enclosed, low maintenance garden with a variety of patio, raised decking and garden area, separate garage and parking.

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 D



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

Door to front, two ceiling roses, arched coving, deep skirting, radiator.

SITTING ROOM

12'3" x 11'10" (3.75m x 3.61m)

Bay window to front aspect with window seat, feature gas fire with tiled surround and wooden mantle piece, wall lights, radiator, TV points, telephone point, power points.

DINING ROOM

16'3" x 10'11" (4.96m x 3.33m)

Window to rear aspect overlooking the sun room, feature fireplace/wall (closed) with brick surround, tiled hearth and wooden mantle piece, shelving, coving, radiator, power points. Store cupboard with boiler.

KITCHEN

7'9" x 12'7" (2.38m x 3.86m)

Window to side aspect overlooking sun room, tiled flooring, fully tiled walls, wooden panelled ceiling, a range of wall and base units with roll top work surfaces, integrated electric oven and hobs, space for undercounter fridge OR freezer, plumbed for washing machine and dishwasher, extractor hood/fan, power points.

SUN ROOM

6'7" x 12'2" (2.02m x 3.71m)

Windows to front aspect, tiled flooring, wall lights, sun tunnel, fully insulated, radiator, TV points, power points.

DOWNSTAIRS BEDROOM (BEDROOM FOUR)

10'9" x 10'8" (3.29m x 3.27m)

Bedroom to side aspect, ceiling rose, radiator, telephone point, TV point, power points.

WET ROOM

8'0" x 6'9" (2.46m x 2.06m)

Tiled flooring, fully tiled walls, wash hand basin with pedestal, low flush WC, electric power shower, hand rail, full length shower screen, heated towel rail, extractor fan, wall lights.

FIRST FLOOR LANDING

Window to side aspect, ceiling rose.

MASTER BEDROOM

16'3" x 10'11" (4.96m x 3.33m)

Window to rear aspect, coving, ceiling rose, fitted wardrobes, radiator, TV point, power points.

HOUSE BATHROOM

8'0" x 12'8" (2.45m x 3.88m)

Opaque window to rear aspect, fully tiled walls, tiled style flooring, wooden panelled ceiling, low flush WC, roll top freestanding bath with shower attachment, wash hand basin with pedestal, storage units with shelving, airing cupboard with water tank and shelving, radiator.

BEDROOM TWO

9'2" x 11'10" (2.81m x 3.63m)

Window to front aspect, coving to the ceiling, alcove, radiator, power points.

BEDROOM THREE

6'9" x 11'10" (2.07m x 3.62m)

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

GARDEN

Very low maintenance garden to rear, patio and raised decking, gravel borders. Outside tap, outside lighting, access from side and rear. To the front of the property is a mix of gravel with small flower gardens.

GARAGE

Accessed by the private road off Park Grove, up and over door, additional door to side (accessed from rear garden), power and lighting. The current owners have additional fridge/freezer and tumble drier located in the garage.

PARKING

Parking for one Vehicle down private road off Park Grove, on-street parking to front of property on Park Road.

SERVICES

Mains gas, electric, water and drainage.

TENURE

Freehold.

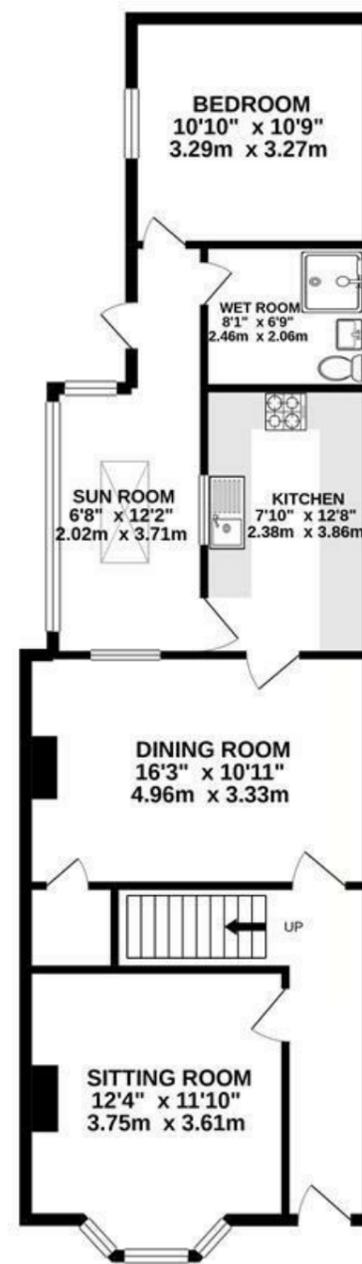
COUNCIL TAX BAND C

ADDITIONAL INFORMATION

Recent extension for sun room, downstairs bedroom and wet room. The loft doesn't have a ladder and is not boarded.



GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



WG

TOTAL FLOOR AREA : 1346 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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