



40 Commercial Street
Norton, YO17 9ES
Guide price £185,000



WILLOWGREEN
ESTATE AGENTS

40 Commercial Street, Norton
Charming cottage with no onward chain

Tucked away within easy reach of local shops and everyday amenities, this two-bedroom terraced cottage offers an exciting opportunity for those seeking a home full of character, ready to be updated to personal taste. Offered with no onward chain, 40 Commercial Street is ideal for buyers looking for a project with potential.

The ground floor accommodation includes an entrance hall, a cosy living room with exposed ceiling beams, and a dining kitchen featuring original quarry tiles and further ceiling beams, a space with warmth and personality.

Upstairs, two double bedrooms are complemented by a practical wet room, extensively tiled.

To the rear, the garden offers a lovely balance of lawn and patio, with mature shrubs and a garden shed, a peaceful outdoor space with plenty of scope. On-street parking is available to the front.

The property benefits from gas central heating and UPVC double glazing throughout. A wonderful opportunity to restore and renovate a charming home in a convenient setting.

EPC RATING TBA



LOCATION
Norton is a charming and well-connected town situated on the outskirts of Malton, North Yorkshire. Nestled alongside the picturesque River Derwent, Norton offers a perfect blend of countryside tranquility and modern amenities. The town boasts a strong sense of community, excellent local schools, and a variety of shops, pubs, and restaurants.

With Malton, renowned as Yorkshire’s food capital, just a short walk away, residents enjoy access to an array of independent cafes, artisan markets, and fine dining experiences. The area is also well-served by transport links, including a railway station with direct connections to York and beyond, making it an ideal location for commuters.

Outdoor enthusiasts will appreciate the nearby Howardian Hills and North York Moors, offering scenic walks and outdoor pursuits. Whether you’re looking for a peaceful retreat or a convenient base to explore North Yorkshire, Norton provides an excellent setting for family life, professionals, and retirees alike.

ENTRANCE HALL

SITTING ROOM 10'11" x 14'7" (3.35 x 4.47)

KITCHEN/DINING ROOM 14'4" x 10'1" (4.39 x 3.08)

FIRST FLOOR LANDING

MASTER BEDROOM 14'4" x 9'9" (4.39 x 2.99)

BEDROOM TWO 10'8" x 10'0" (3.26 x 3.07)

BATHROOM

OUTSIDE

EPC RATING TBC

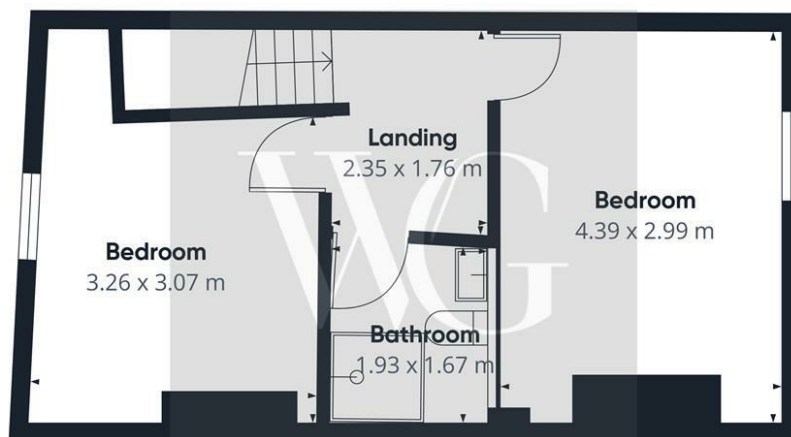
COUNCIL TAX BAND TBC







Floor 1



Floor 2

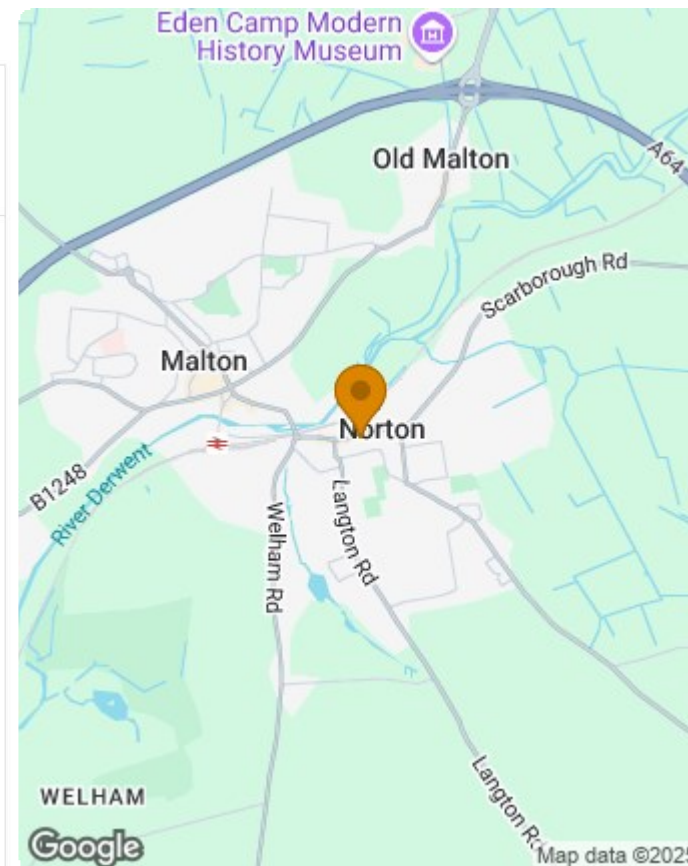
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Approximate total area⁽¹⁾
60.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) 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

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