



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

### 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.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



## 12, Wood Street, Malton, Yorkshire, YO17 9BA Guide price £147,500

12 Wood Street, Norton  
A charming and well-presented two-bedroom mid-terrace home, perfectly located on a quiet street in the heart of Norton. Full of character and practicality, this property is ideal for first-time buyers, downsizers or investors.

The ground floor features a welcoming living room with rustic stripped wooden barn-style doors, leading through a central hallway to the dining kitchen. The kitchen is fitted with an integrated oven, hob, and extractor hood, and includes a pantry and understairs storage, complemented by wood-effect flooring and a stylish school-style radiator.

Upstairs offers two bedrooms, one double and one single, along with a modern bathroom featuring a tongue and groove panelled bath with over-bath shower and tiled flooring.

Outside, the rear garden is a real highlight, with a paved patio, lawn, railway sleeper borders, a brick outbuilding, and a timber shed, offering both beauty and function. On-street parking is available directly outside the property.

This home blends character with convenience and is within easy reach of local amenities, schools, and transport links, including nearby Malton railway station.



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto: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

**LOCATION**

Norton is a popular and well-connected town located just across the River Derwent from Malton, forming part of the vibrant twin-town community often referred to as “Yorkshire’s Food Capital.” Known for its strong sense of community, Norton offers an excellent range of local amenities including independent shops, supermarkets, cafés, pubs, leisure facilities, and highly regarded primary and secondary schools.

The town benefits from excellent transport links, with Malton railway station providing regular direct services to York, Leeds and Scarborough, and the nearby A64 offering easy road access across North Yorkshire.

Surrounded by beautiful countryside, Norton is ideally placed for enjoying the Howardian Hills, Yorkshire Wolds, and coastal escapes, while also offering the convenience of town living. It’s a fantastic location for families, commuters, and anyone seeking a balance between rural charm and modern convenience.

With easy access to the A64, Malton’s railway station, and the beautiful Yorkshire countryside, Norton offers a lifestyle that combines small-town charm with exceptional connectivity.

**LIVING ROOM**

11'11" x 11'3" (3.65 x 3.43)

**HALLWAY**

2'5" x 2'7" (0.76 x 0.79)

**DINING KITCHEN**

10'7" x 10'0" (3.23 x 3.06)

**BEDROOM ONE**

11'8" x 11'3" (3.57 x 3.45)

**BEDROOM TWO**

5'6" x 9'11" (1.68 x 3.03)

**LANDING**

5'11" x 2'3" (1.81 x 0.71)

**BATHROOM**

5'11" x 5'4" (1.82 x 1.63)

**EPC RATING C**

**COUNCIL TAX BAND A**



WG