



**3 Langton Road**  
**Norton, Malton, Yorkshire YO17 9AD**  
**Offers over £195,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



3 Langton Road is a charming three bedroom Victorian home situated over three floors. The current owner has improved this home significantly over the years creating a much oved family home.

This period home offers a deceptively spacious range of accommodation, which briefly comprises: entrance vestibule, hall, living room, kitchen,/diner, cellar, two bedrooms and a bathroom on the first floor and a very useful, converted attic room.

There is gas central heating and UPVC double glazing throughout the property.

Outside the property are beautifully shrubbed gardens to the front and patio to the rear, as well as a workshop, and garden store.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating D



**ENTRANCE PORCH**

**LIVING ROOM** 12'1" x 12'7" (3.69 x 3.86)  
Window to front aspect, log burning stove with brick surround, TV point, power points, radiator and air conditioning unit.

**KITCHEN/DINER** 10'3" x 14'0" (3.13 x 4.27)  
Window to rear aspect, door to utility, range of wall and base units with work top surfaces, tiled splashback, freestanding gas cooker with brick lined extractor fan with downlights, plumbing for dishwasher, space for fridge/freezer, stainless steel sink with mixer taps, TV point, power points, radiator. Door down to cellar.

**UTILITY** 5'0" x 5'2" (1.54 x 1.60)  
Window to rear aspect, wall units, plumbing for washer/dryer, power points, extractor fan.

**CELLAR** 10'0" x 11'10" (3.05 x 3.61)  
Fully boarded out cellar space, power points, TV point.

**FIRST FLOOR LANDING**

**BEDROOM ONE** 12'1" x 12'9" (3.70 x 3.89)  
Window to front aspect, TV point, power points, radiator.

**BEDROOM THREE** 7'9" x 8'0" (2.37 x 2.44)  
Window to rear aspect, fitted wardrobes, power points, radiator.

**BATHROOM** 7'8" x 4'7" (2.36 x 1.41)  
Window to rear aspect, partly tiled walls, panel enclosed bath, mixer shower attachment, low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan.

**SECOND FLOOR LANDING**

**BEDROOM TWO**  
Window to rear aspect, fitted wardrobe, power points, radiator.

**COURTYARD**  
Fully enclosed paved courtyard with a gated passage alongside enables access for bins. Log store and garden shed.

**SERVICES**  
Mains Gas, Water and Electricity, Mains drainage.

**TENURE**  
Freehold.

**ADDITIONAL NOTES**  
Boiler 1 year old.

**COUNCIL TAX BAND B**













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

