



**12 Spring Beck Avenue
Norton, Malton, North Yorkshire YO17 9FL
Guide price £210,000**

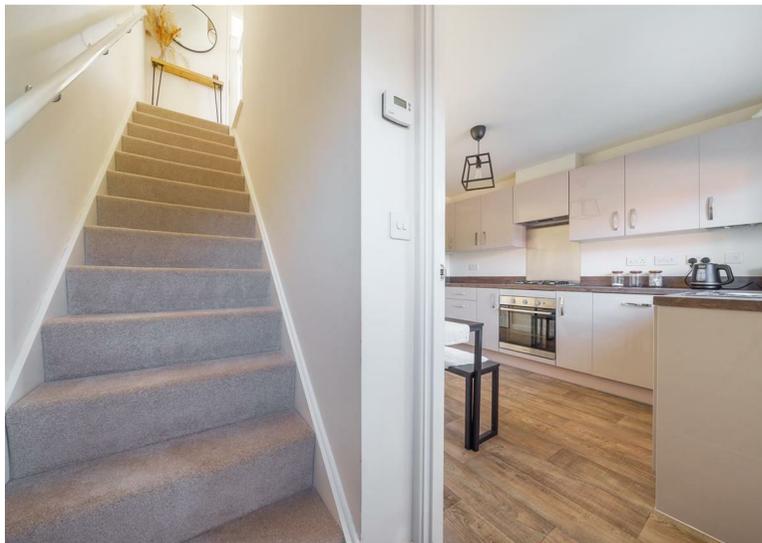

WILLOWGREEN
ESTATE AGENTS

12 Spring Beck Avenue is an immaculately presented two double bedroom home available on this well regarded development on the outskirts of Norton.

Finished to an extremely high standard throughout, this property briefly comprises; entrance hallway, guest cloakroom, spacious sitting room and open-plan kitchen/dining room To the first floor there are two bedrooms and the house bathroom.

Externally, to the rear there is a low maintenance garden with patio, laid to lawn grass area. Two parking spaces to front of property.

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling 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.



GROUND FLOOR HALLWAY 3'4" x 3'7" (1.03 x 1.10)

KITCHEN 12'0" x 9'10" (3.66 x 3.01)

LIVING ROOM 11'10" x 12'11" (3.62 x 3.95)

GUEST CLOAK ROOM 5'0" x 2'9" (1.54 x 0.85)

FIRST FLOOR LANDING 4'9" x 6'4" (1.46 x 1.94)

BEDROOM ONE 8'3" x 9'10" (2.54 x 3.02)

HOUSE BATHROOM 6'6" x 6'2" (2.00 x 1.90)

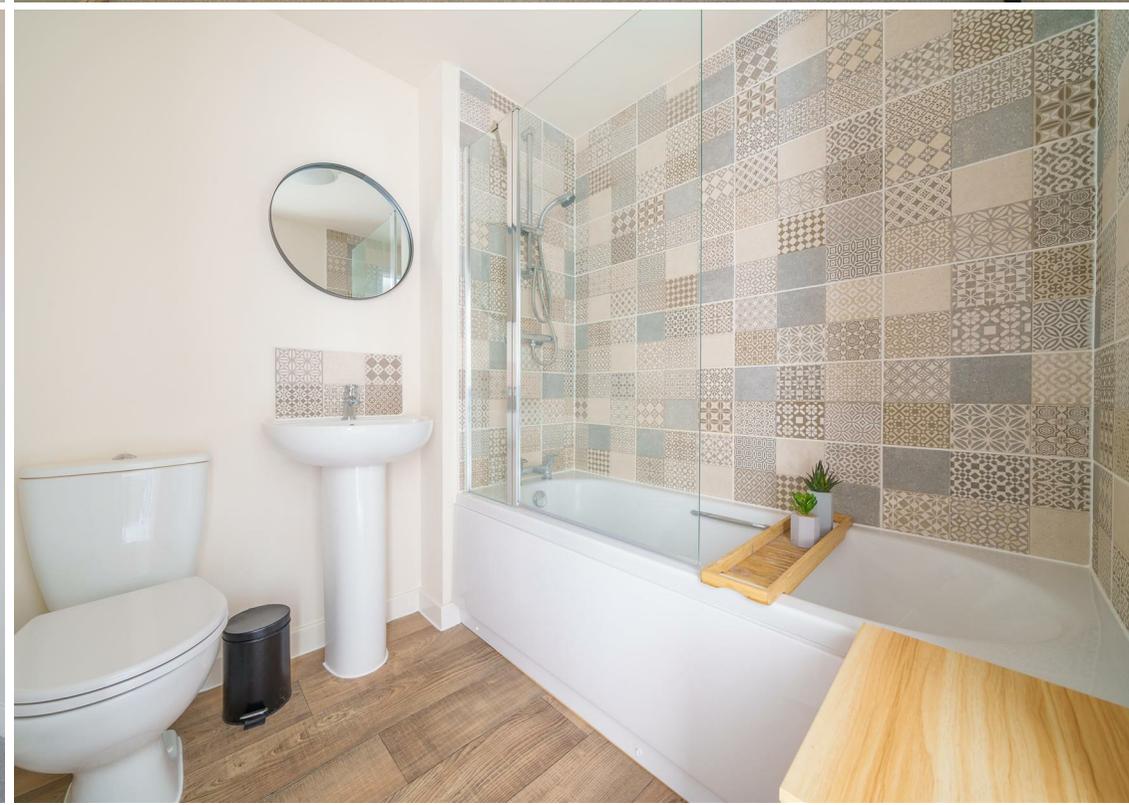
BEDROOM TWO 8'8" x 12'11" (2.65 x 3.95)

COUCIL TAX BAND B

SERVICES

Gas central heating,

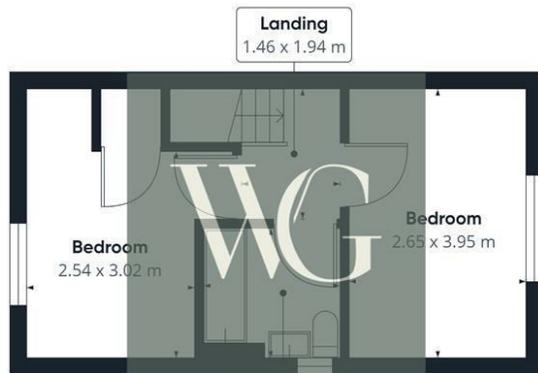
GARDEN







Floor 1



Bathroom
2.00 x 1.90 m

Floor 2

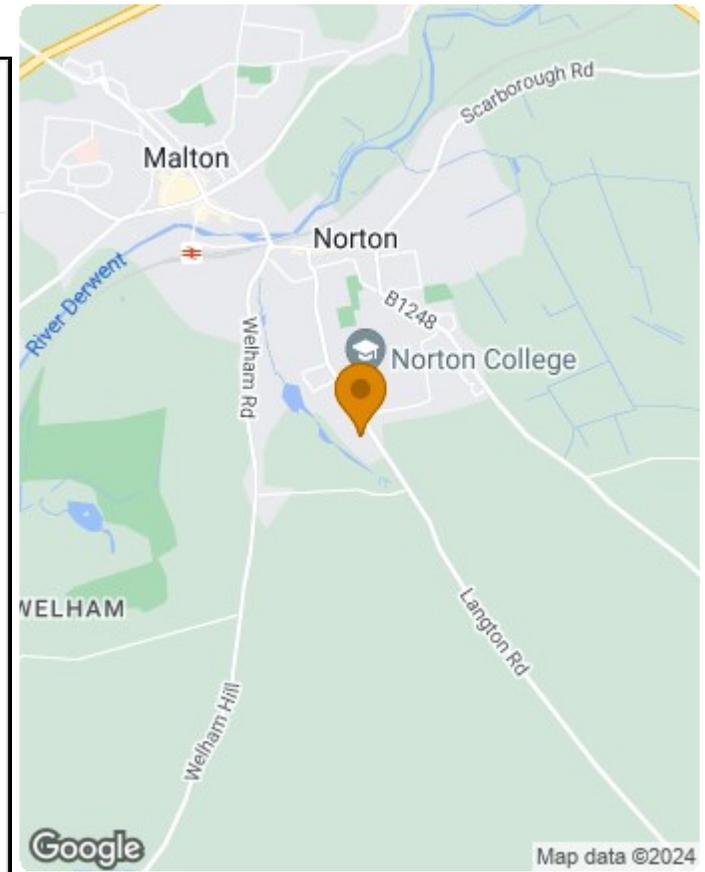
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Approximate total area⁽¹⁾
54.70 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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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