

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>81</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	<b>57</b>
EU Directive 2002/91/EC	
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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

### 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

## 130, Welham Road, Norton, Malton, North Yorkshire, YO17 9DU Guide price £285,000

Located in the highly sought-after area of Welham Road in Norton, this beautifully refurbished three-bedroom semi-detached home offers the perfect blend of modern living and scenic surroundings. The property has undergone extensive recent upgrades, including electrical and plumbing work, a stylish new kitchen, and a contemporary bathroom, making it completely ready to move into.

Upon entering, the welcoming hallway leads to a spacious front-facing lounge featuring a striking limestone hearth and fireplace, creating a cosy yet elegant space. To the rear of the home, the modern kitchen/diner is fitted with a smart range of units and incorporates a Bush Range with an eight-ring gas hob, an integrated microwave, and extractor fan, with ample space for additional appliances. Double doors from the kitchen open out to a stunning Indian stone patio, perfect for relaxing or entertaining.

Also on the ground floor is a guest cloakroom with a modern two-piece suite. Upstairs, you'll find three well-proportioned bedrooms. The main bedroom, situated at the rear, enjoys beautiful open views across the surrounding countryside. Bedroom two overlooks the side of the property, while bedroom three faces the front. The luxurious family bathroom has also been newly fitted and features a four-piece suite, including a separate bath and a spacious walk-in shower.

The property is double glazed throughout and benefits from central heating. Outside, the home sits on a generous plot with a low-maintenance gravelled frontage providing off-road parking for several vehicles. A detached garage with power and lighting is located to the rear, along with an enclosed lawned garden that enjoys uninterrupted views across open fields and Malton Golf Course.



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

6-8 Market St, Malton, North Yorkshire YO17 7LY

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**ENTRANCE HALL**

UPVC double glazed door to the front aspect, power point, light and tiled flooring.

**CLOAKROOM/WC**

Modern two piece suite comprising of low WC with integrated wash hand basin, extractor fan, tiled flooring.

**LOUNGE**

13'7" x 13'1" (4.15m x 4.00m )  
UPVC double glazed Bow window to the front aspect, TV point, feature fireplace with Limestone Hearth, radiator and power points.

**KITCHEN/DINER**

14'2" x 13'9" (4.32m x 4.21m )  
UPVC double glazed French Doors to the rear giving access to the private patio area. Range of shaker style wall and base units with butcher block work surface, integrated Bush Range with electric ovens with Eight ring gas hob, extractor hood, integrated Microwave, space for washing machine, space for dishwasher, space for under the counter fridge and freezer, Breakfast Island with butcher block work surface and Belfast sink, radiator, power points, under stairs storage cupboard, door to the side giving access to the stairs.

**FIRST FLOOR LANDING**

Access to the loft with drop down ladder fully boarded with light.

**BEDROOM ONE**

13'11" x 10'1" (4.25m x 3.09m )  
UPVC double glazed window to the rear aspect with countryside views, TV point, radiator and power points.

**BEDROOM TWO**

11'0" x 9'0" (3.36m x 2.75m )  
UPVC double glazed window to the side aspect, TV point, radiator and power points.

**BEDROOM THREE**

8'4" x 7'6" (2.55m x 2.31m)  
UPVC double glazed window to the front aspect, radiator and power points.

**BATHROOM**

UPVC double glazed window to the rear aspect, modern white four piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath and separate walk in double shower, extractor fan, airing cupboard, radiator.

**GARAGE**

17'1" x 10'0" (5.21m x 3.05m)  
Up and over door to the front aspect, UPVC double glazed door to the side, power points and light, fuse box.

**PATIO AREA**

Indian stone raised patio area with outside tap and power sockets, access from the French Doors via the Kitchen.

**REAR GARDEN**

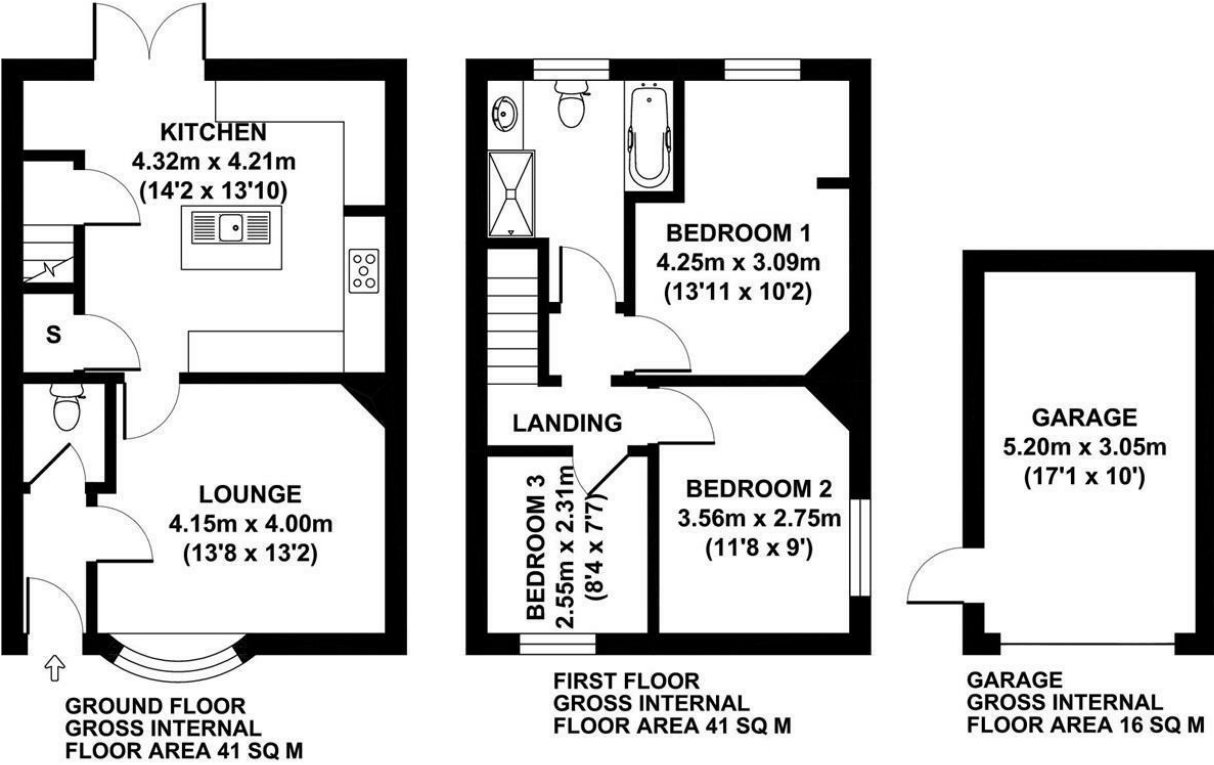
Low maintenance gated rear garden laid to lawn with patio area,

**FRONT GARDEN/OFF STREET PARKING**

Mainly gravelled to the front giving off street parking for numerous vehicles, path to the side leading to the front door, double gates to the side leading to the detached garage with further off street parking. The adjoining property has vehicle right of way around the rear.

**EPC BAND D**

**COUNCIL TAX BAND C**



WELHAM ROAD  
APPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1055 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.