



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 70                       | 79        |

  

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

### 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



## 47, Langton Road, Malton, North Yorkshire, YO17 9AD Guide price £415,000

47 Langton Road – Elegant Four-Bedroom Period Semi-Detached in a Sought-After Norton Location

This beautifully presented period semi-detached home combines timeless character with modern style, offering generous accommodation and a prime location close to Norton's amenities. From the moment you step through the stained glass front door with side panels, the home's quality and charm are immediately evident.

The welcoming entrance hall features decorative wall panelling, warm wooden floors, panelled staircase, classic column radiator. The living room boasts a bay window, timber flooring, coving, with a log burner, while the separate dining room enjoys a side aspect bay window, perfect for entertaining. Utility room and guest cloakroom adds convenience.

At the heart of the home, the kitchen/dining room impresses with bespoke handmade "Floecoe" kitchen, underfloor heating, quartz worktops, a double Belfast sink, feature lighting, range cooker, integrated dishwasher, and an island with a timber worktop, ideal for family gatherings.

Upstairs, four well-proportioned bedrooms include a spacious principal bedroom with built-in wardrobes and an en-suite shower room. Bedrooms two and three both enjoy bay windows with front and side elevations. The luxurious family bathroom features a freestanding roll-top bath, high-flush WC, rainfall shower, tongue-and-groove wall panelling, feature tiled flooring, and a heated towel rail. There is an excellent loft space for storage.

Bifold doors lead to a rear garden offering a rear lawn with low maintenance artificial grass and decking, perfect for outdoor dining, plus a useful storage shed. To the front, a walled garden with gated entry enhances kerb appeal, while a block-paved side driveway provides off-street parking for up to 4 vehicles.



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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**LOCATION**

Set in the ever-popular market town of Norton, 47 Langton Road enjoys a highly convenient location within walking distance of a wide range of local amenities, including independent shops, cafes, restaurants, and well-regarded primary and secondary schools. The area benefits from excellent transport links, with Malton’s railway station providing direct services to York, Scarborough, and beyond, as well as easy access to the A64 for commuting to York, Leeds, and the Yorkshire coast. Norton offers a welcoming community atmosphere with sports facilities, parks, and scenic riverside walks nearby, while the surrounding countryside and the Howardian Hills Area of Outstanding Natural Beauty are just a short drive away. This ideal position combines the charm of a bustling market town with the tranquillity of a friendly residential setting, making it perfect for both families and professionals.

**ENTRANCE HALL**

12'11" x 6'6" (3.96 x 2)

**LIVING ROOM**

11'11" x 12'9" (3.65 x 3.9)

**DINING ROOM**

13'4" x 12'4" (4.07 x 3.78)

**STORE**

9'10" x 26'2" (3.01 x .8)

**HALLWAY**

9'10" x 3'2" (3.01 x 0.98)

**GUEST CLOAKROOM**

5'7" x 3'2" (1.71 x 0.98)

**KITCHEN/LIVING**

11'9" x 22'7" (3.6 x 6.89)

**LANDING**

8'11" x 9'0" (2.72 x 2.76)

**BEDROOM ONE**

12'2" x 12'6" (3.72 x 3.82)

**ENSUITE**

8'8" x 3'5" (2.66 x 1.05)

**BEDROOM TWO**

11'11" x 10'4" (3.64 x 3.16)

**BEDROOM THREE**

13'2" x 9'0" (4.03 x 2.76)

**BEDROOM FOUR**

7'8" x 9'1" (2.36 x 2.77)

**BATHROOM**

8'6" x 8'10" (2.6 x 2.7)

**EPC RATING C**

**COUNCIL TAX BAND C**

