

Energy Efficiency Rating	
Current	Potential
70	87

Environmental Impact (CO ₂) Rating	
Current	Potential

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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

75, Commercial Street, Norton, North Yorkshire, YO17 9HX Guide price £195,000

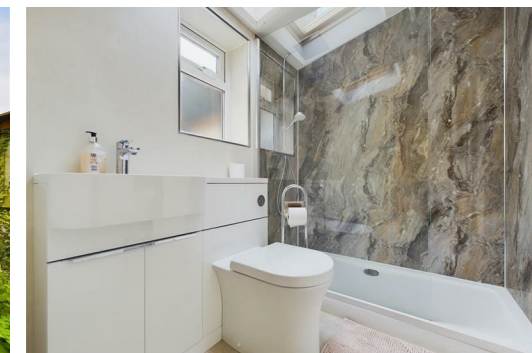
**** NO ONWARD CHAIN ****

75 Commercial Street is a period three bedroom home located in the heart of Norton, within walking distance of all local shops and amenities. The property has been lovingly owned by the same family since 1962 and whilst it would benefit from some modernising, offers spacious accommodation and subject to necessary consents there would be opportunity to provide an additional second floor.

The property comprises; entrance hallway, sitting room with feature fireplace, kitchen/dining room with log burning stove, recently refurbished ground floor shower room. To the first floor there are three good sized bedrooms and storage cupboard.

Externally, there is an closed rear garden with lawn and patio area. There is also the benefit of outside storage with outbuildings. To the front, brick boundary wall with entrance gate, flower beds and flagged path leading to the front entrance door.

EPC RATING C



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

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ENTRANCE HALL

Power points, radiator.

SITTING ROOM

12'11" x 13'5" (3.95 x 4.09)
Window to front aspect, coal effect fire with brick surround, built in storage cupboards, power points, radiator.

BREAKFAST/KITCHEN

11'3" x 12'8" (3.44 x 3.88)
Window to rear aspect, range of fitted wall and base units with roll to worksurfaces, tiled splashback, space for hob with extractor over, gas fire with brick surround, built in alcove shelving, stainless steel sink with mixer taps, plumbing for washer/dryer, power points, radiator.

REAR HALL

Door to rear courtyard.

BATHROOM

Window to side aspect and Velux sky light, wet wall panelled walk in shower, low flush W/C with built in sink, heated towel rail, extractor fan.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM ONE

12'11" x 10'0" (3.94 x 3.05)
Window to front aspect, power points, radiator.

BEDROOM TWO

11'4" x 9'9" (3.46 x 2.99)
Window to rear aspect, power points, radiator.

BEDROOM THREE

9'8" x 6'4" (2.96 x 1.94)
Window to front aspect, power points, radiator.

GARDEN

Externally, there is an closed rear garden with lawn and patio area. There is also the benefit of outside storage with outbuildings. To the front, brick boundary wall with entrance gate, flower beds and flagged path leading to the front entrance door.

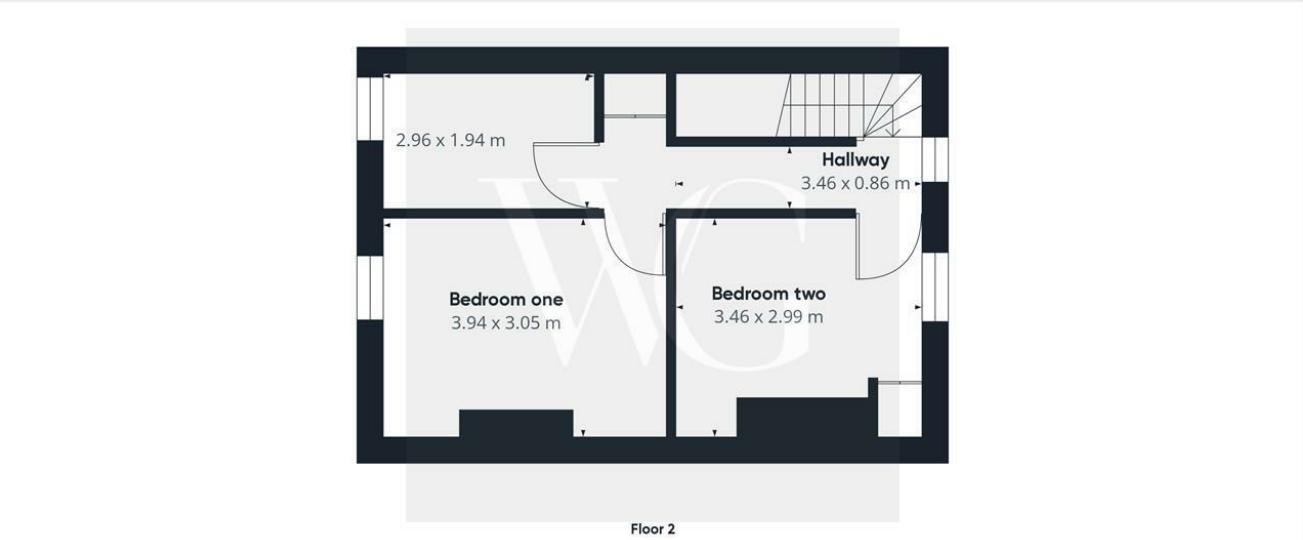
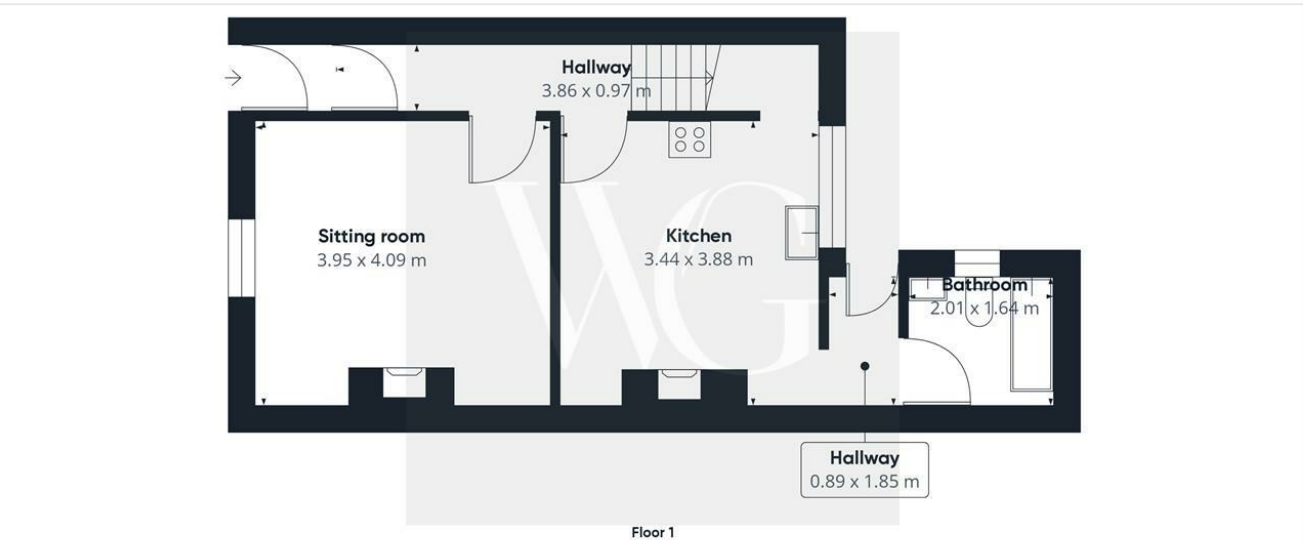
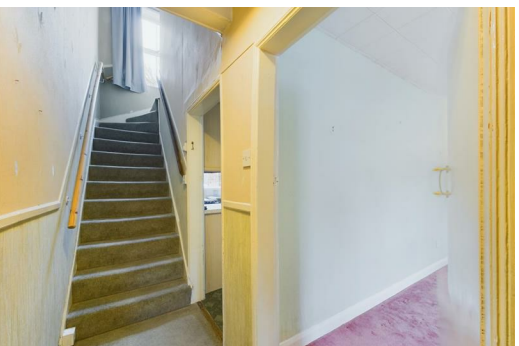
OUTBUILDING

Power and lighting

SERVICES

Mains gas, mains drains, mains electric

COUNCIL TAX BAND B



WG
Approximate total area⁽¹⁾
73.61 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