

**24, Millside, Malton,
North Yorkshire, YO17 9AU
Guide price £205,000**

24 Millside is a good sized two bedroom semi-detached house situated at the end of a quiet cul-de-sac with plenty of driveway parking to the front and an enclosed South facing garden to the rear. Located within this very popular residential area off Langton Road, Norton, in close proximity to Norton College and offered with no onward chain.

Fully fitted kitchen with door to the patio area overlooks the garden. A spacious sitting room is to the front of the property with door to separate entrance hall. On the first floor there are two double bedrooms and stylish house bathroom.

Outside the property has a small patch of lawn to the front and a driveway for parking that runs alongside the property. The garden to the rear has a paved patio area for sitting out and an area of lawn enclosed with wooden fencing.

Norton is a popular town with a range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. Langton Road is close to the local shops and within easy reach of the bus and railway stations in Malton. There are regular bus and rail connections to the City of York and the East Coast.

EPC RATING C

Energy Efficiency Rating	
Current	Potential
71	88

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.

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COUNCIL TAX BAND B

SERVICES

Mains gas, water and electricity. Connection to mains drainage.

ENTRANCE

Door to front aspect

SITTING ROOM

14'2" x 12'8" (4.34 x 3.88)

Window to front aspect, power points, TV point, wood effect flooring, stairs to first floor landing.

KITCHEN

9'8" x 12'8" (2.95 x 3.88)

Door to rear aspect, window to rear aspect, range of wall and base units with tiled splashback, stainless steel sink and mixer tap, space for freestanding appliances, electric oven, gas hob, extractor fan, boiler, power points, radiator, wood effect flooring.

BEDROOM ONE

8'5" x 12'8" (2.59 x 3.88)

Window to rear aspect, radiator, power points

BEDROOM TWO

6'9" x 12'8" (2.07 x 3.88)

Window to front aspect, power points, radiator

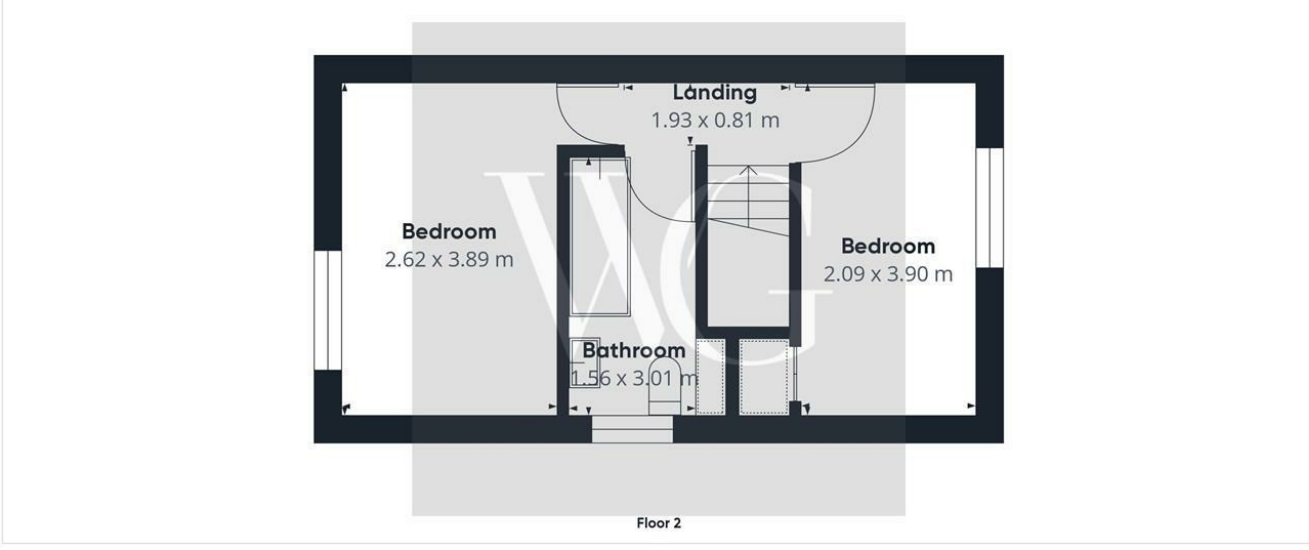
BATHROOM

Window to side aspect, low flush WC, wash hand basin with vanity, enclosed bath with shower over, extractor fan.

GARDEN

South facing, patio, laid lawn, raised bed.

PARKING



WG
Approximate total area⁽¹⁾
56.54 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.
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