

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales <small>EU Directive 2002/91/EC</small>	
Environmental Impact (CO ₂) 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	<small>EU Directive 2002/91/EC</small>

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



17, North Road, Norton, North Yorkshire, YO17 9JR Offers over £235,000

17 North Road is a three bedroom semi-detached home which has been fully renovated by the current owners to provide a practical and modern family home. Occupying a large corner plot the property benefits from a substantial side garden.

The accommodation consists of a side entrance hallway, sitting room with bay window, stylish open-plan kitchen/dining area with breakfast bar and French doors onto the rear garden, utility room and guest cloakroom. To the first floor are three bedrooms and newly fitted bathroom suite including a bath smart TV.

To the rear lies a generous sized, enclosed garden with two decking areas, shed, mature plants and shrubs, fenced and hedged creating a lovely, private outdoor space.

Norton and Malton offer an excellent range of local services and amenities many of which are within easy walking distance of the property. These include interesting and varied shops, good primary and secondary schools and many recreational pursuits. The railway station provides links to the intercity service at York and the A64 which bypasses the town provides good road links both east and west.

EPC RATING D



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

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ENTRANCE HALL

Door to side aspect, tile flooring, coat hanging space, power points, radiator, stairs to first floor landing

SITTING ROOM

Triple glazed bay window to front aspect, power points, radiator, TV point.

KITCHEN/DINING ROOM

Triple glazed windows and French doors to rear aspect, tile flooring, modern handleless gloss kitchen tall, wall and base units with solid worksurfaces, under counter and cabinet LED lighting, electric double oven, electric hob and electric extractor hood, undermount sink and spray mixer tap, quartz worktop, tiled splashback, spotlights, radiator, under stairs cupboard which can be used as a pantry, integrated fridge/freezer, power points, TV point, radiator.

UTILITY ROOM

UPVC door to side aspect, double glazed window to side aspect, tiled flooring, storage cupboard, space for washing machine, space for tumble dryer, space for American fridge/freezer, powerpoints, radiator

GUEST CLOAKROOM

Triple glazed window to rear aspect, tiled flooring, low flush WC, wash hand basin with pedestal, extractor fan, radiator

FIRST FLOOR LANDING

Triple glazed window to side aspect, powerpoints, loft access (part boarded).

BEDROOM ONE

Triple glazed windows to front aspect, radiator, power points, storage cupboard

BEDROOM TWO

Triple glazed window to rear aspect, radiator, power points

BEDROOM THREE

Triple glazed window to front aspect, radiator, over stairs storage cupboard, power points.

FAMILY BATHROOM

Triple glazed windows to rear and side aspect, fully tiled floors and walls, extractor fan, low flush WC, wash hand basin with vanity drawers, spot lights, enclosed bath with rain shower over and glass shower screen and smart TV, heated tall radiator.

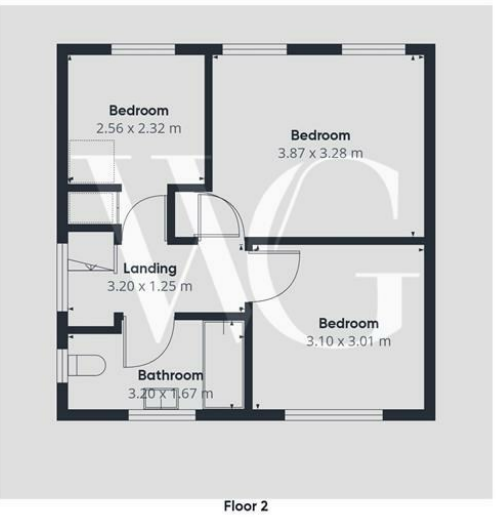
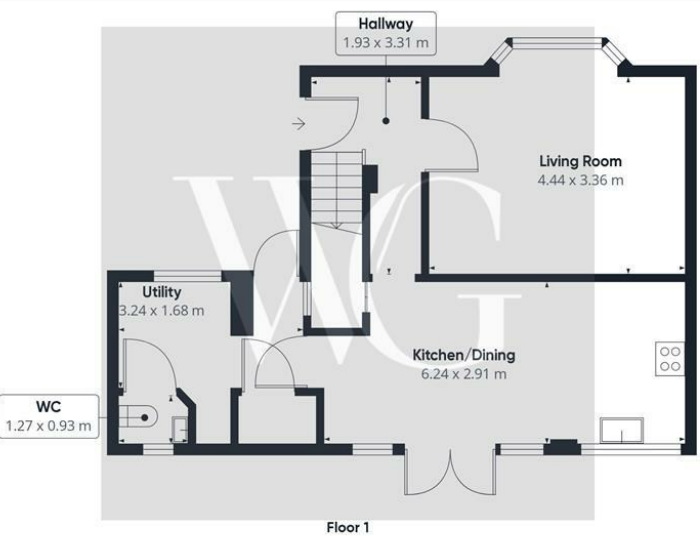
GARDEN

Occupying a large corner plot the property benefits from a substantial side garden which is mainly lawn with decking and BBQ areas for entertaining, garden shed, power points, side gate, mature plants and shrubs, fenced and hedged creating a lovely, private outdoor space.

COUNCIL TAX BAND B

SERVICES

Mains drains, mains gas, mains electric.



WG

Approximate total area⁽¹⁾
87.62 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.

Calculations are based on RICS IPMS 3C standard.

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