

**24, Wood Street, Norton,
Yorkshire, YO17 9BA
Guide price £155,000**

Offered with no onward chain, this well presented two bedroom Victorian townhouse benefits with an attractive south facing garden, situated in the heart of Norton just a short walk from local schools, Malton Railway Station and amenities.

This property briefly comprises; sitting room with multifuel stove, breakfast kitchen with a door leading onto the rear garden. To the first floor are two double bedrooms and the house bathroom.

To the rear of the property is a good sized enclosed garden, mainly laid to lawn with a patio area and gravelled path.

Located in Norton, just over the river Derwent, a short walk from Malton town centre, close to local facilities including shops, pubs, a train station with regular connections to Scarborough, York and Leeds and nearby attractions which include the North York Moors National Park, Castle Howard and the historic city of York.

EPC RATING TBC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
Current	Potential
	87
	68
	88
	67

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



SITTING ROOM

10'9" x 11'8" (3.28 x 3.58)
UPVC double glazed window, UPVC door to the front aspect, radiator, oak effect laminate, flooring, power points TV point, telephone point, Multi-fuel stove.

KITCHEN/DINER

20'2" x 11'6" (6.17 x 3.51)
UPVC double glazed window to the side and rear aspect, oak effect laminate flooring in dining area, radiator, range of white wall and base units with solid oak wood work surface over, tiled splash back, plumbed for a washing machine and dish washer, sink and drainer unit, space for fridge/freezer, electric oven and hob, extractor hood, under stairs cupboard, cupboard housing the boiler and a space for a tumble dryer.

FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, loft access to fully boarded loft with pull down ladder.

BEDROOM ONE

10'4" x 11'3" (3.15 x 3.45)
UPVC double glazed windows facing the rear aspect, coving, radiator, TV and power points.

BEDROOM TWO

11'10" x 10'9" (3.63 x 3.30)
UPVC double glazed windows facing towards the front aspect, radiator, telephone,TV and power points, airing cupboard.

BATHROOM

7'10" x 8'0" (2.39 x 2.46)
Low flush WC, hand wash basin with vanity unit, extractor fan, heated vanity mirror with shaver point and light, fully tiled large walk in shower.

GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, rear entrance and a garden shed. A Right of Way runs beside the property.

PARKING

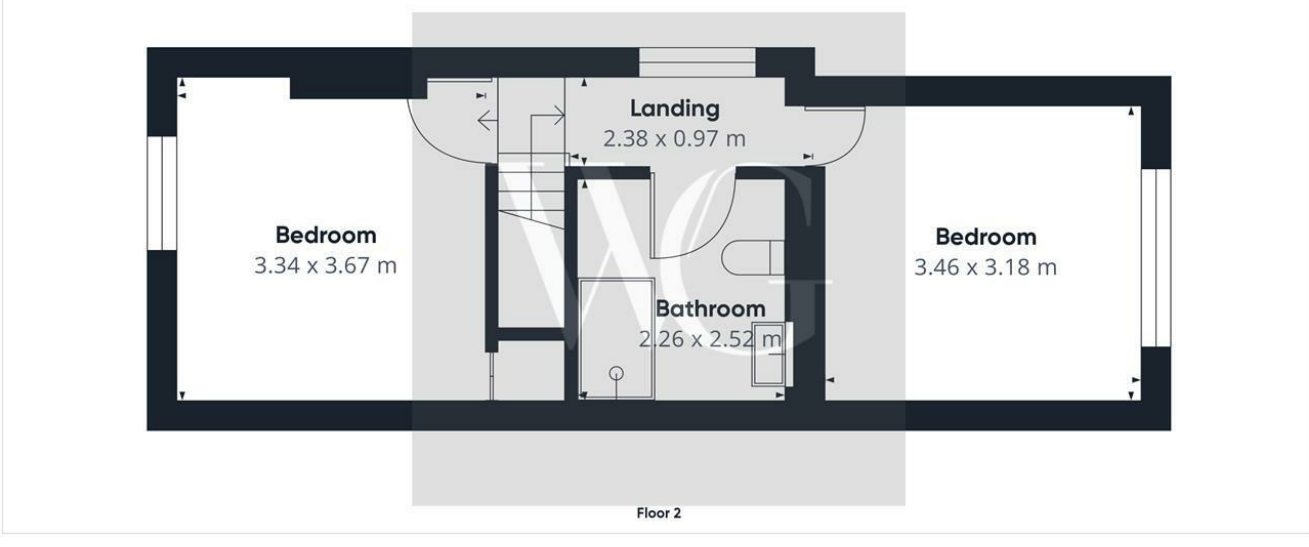
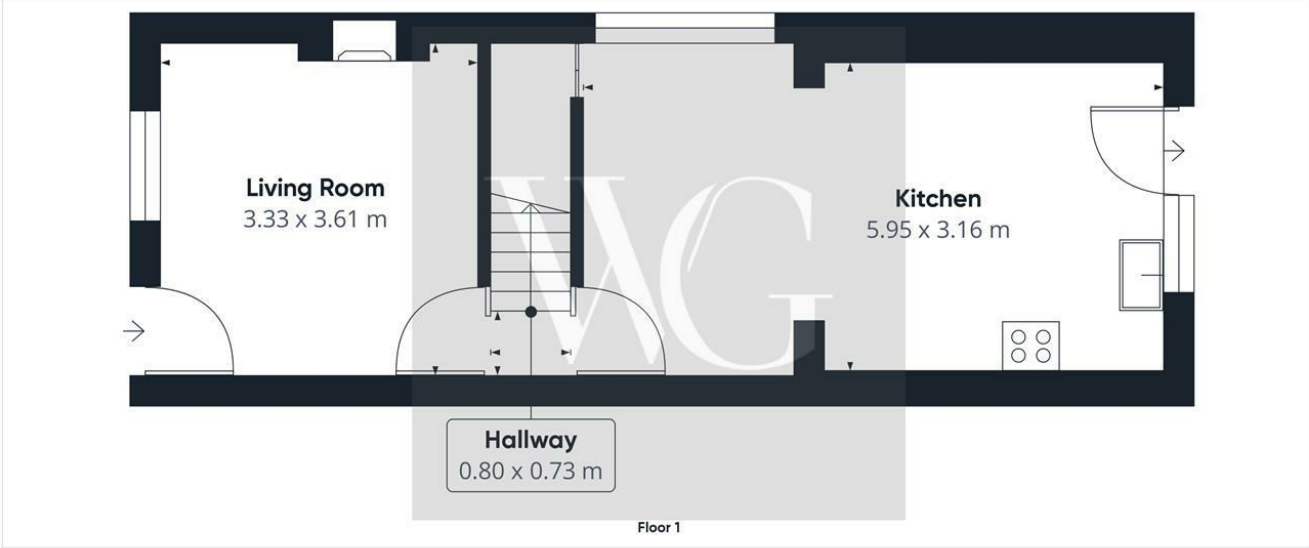
On street parking is available at the front of the house

SERVICES

Mains gas, electric, water and drainage

EPC RATING D

COUNCIL TAX BAND B



WG

Approximate total area⁽¹⁾
65.85 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.

GIRAFFE360