



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		 56	85
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

# WILLOWGREEN

## ESTATE AGENTS



## 37, Hambleton Road, Norton, YO17 9DH

### Guide price £280,000

Immaculately Presented Two-Bedroom Detached Bungalow with Garage and Low-Maintenance Gardens in Sought-After Norton - No Onward Chain

Set on a generous corner plot in the desirable Norton area, this beautifully refurbished two-bedroom detached bungalow is ready for you to move straight in. Offering off-road parking, a detached garage, and low-maintenance level gardens, it's ideally located just a short stroll from a local shop and a convenient bus stop.

The property has undergone a complete modernisation, including a full rewire, and boasts a bright and spacious interior throughout. A welcoming entrance hall leads into the large lounge, where a lovely bow window allows natural light to pour in. The stylish triple-aspect kitchen is equally impressive, featuring sleek light-toned units, durable quartz worktops, and a full range of integrated appliances, including a washing machine, dishwasher, fridge freezer, electric double oven, ceramic hob, and extractor.

Both bedrooms are situated at the rear of the property for added privacy. Each benefits from fitted wardrobes, while the main bedroom enjoys bi-folding doors that open directly onto the rear garden, perfect for sunny mornings. The contemporary bathroom has also been tastefully updated and includes a corner shower with built-in seating.

Additional highlights include double glazing, gas central heating via a combi boiler with 10-year guarantee, and a detached garage with an electric door. The gardens are designed for ease and enjoyment - gravelled to the front, with a driveway providing ample parking, and a rear garden featuring a patio, lawn, and garden room/shed for extra storage or hobby space.

Early viewing is highly recommended for this turn-key home with no onward chain - an exceptional opportunity not to be missed!





ENTRANCE HALL

UPVC double glazed door to the side aspect, radiator, power points, loft access with drop down ladder.

LOUNGE

21'3" x 10'4" (6.50m x 3.15m )  
UPVC double glazed Bow window to the front aspect, feature fireplace with electric effect coal fire, TV point, radiator and power points.

KITCHEN

11'5" x 9'2" (3.5 x 2.8)  
UPVC double glazed windows to the front and side aspects, range of shaker style wall and base units with quarts work surface, sink and drainer, integrated Bosch double electric oven with ceramic four ring hob and extractor hood, integrated washing machine, integrated slimline dishwasher, integrated fridge freezer, cupboard housing the up to date fuse box, radiator and power points.

BEDROOM ONE

13'9" x 10'4" (4.2 x 3.15)  
UPVC double glazed bi folding doors to the rear giving access to the rear garden, fitted wardrobes, TV point, radiator and power points.

BEDROOM TWO

9'6" x 9'2" ( 2.90m x 2.80m )  
UPVC double glazed window to the rear aspect, fitted wardrobe housing the gas combi boiler, radiator and power points.

BATHROOM

UPVC double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, corner shower cubicle with seat and shower over, storage cupboard, extractor fan and chrome heated towel rail.

GARAGE

16'4" x 8'2" (5.0 x 2.5)  
Brick built with up and over electric roller door, power points and light, window to the rear.

REAR GARDEN

Side gate access to the rear garden, good side patio area overlooking the lawn, outside security lighting.

SHED

13'1" x 6'2" (4.0 x 1.9)  
UPVC double glazed window and UPVC double glazed door to the side aspect, power points and light.

FRONT GARDEN

Low maintenance front garden laid to gravel with driveway to the side leading to the detached garage, ample off street parking for numerous vehicles.

