



24 Fletton Road  
Malton, YO17 8BB  
£190,000

WILLOWGREEN  
ESTATE AGENTS



24 Fletton Road is attractive and well-maintained two-bedroom home offers comfortable and stylish living in a popular residential location, perfect for first-time buyers, downsizers, or investors alike.

Upon entering, you're welcomed by a bright entrance hallway which leads to a handy guest cloakroom/WC, ideal for visitors and day-to-day convenience. The modern kitchen is well-equipped with a gas hob, integrated oven, and ample cupboard space, making it both practical and contemporary in design.

To the rear of the property, the spacious living/dining room provides a versatile space for relaxing or entertaining, with French doors opening onto the patio and garden, allowing for a light and airy feel as well as seamless indoor-outdoor living.

Upstairs, the property offers two good-sized bedrooms, perfect for a couple, small family, or even a home office setup. The accommodation is completed by a house bathroom, featuring a clean, modern suite.

Externally, there is wrought iron railings to the front, while to the rear lies a generous enclosed garden with a patio area, ideal for outdoor dining, entertaining, or simply enjoying a peaceful moment.

This home is a superb example of low-maintenance, move-in ready living in a well-connected and friendly neighbourhood. Early viewing is highly recommended.



**LOCATION**  
Norton is a charming and well-connected town situated on the outskirts of Malton, North Yorkshire. Nestled alongside the picturesque River Derwent, Norton offers a perfect blend of countryside tranquility and modern amenities. The town boasts a strong sense of community, excellent local schools, and a variety of shops, pubs, and restaurants.

With Malton, renowned as Yorkshire’s food capital, just a short walk away, residents enjoy access to an array of independent cafes, artisan markets, and fine dining experiences. The area is also well-served by transport links, including a railway station with direct connections to York and beyond, making it an ideal location for commuters.

Outdoor enthusiasts will appreciate the nearby Howardian Hills and North York Moors, offering scenic walks and outdoor pursuits. Whether you’re looking for a peaceful retreat or a convenient base to explore North Yorkshire, Norton provides an excellent setting for family life, professionals, and retirees alike.

<b>HALLWAY</b>	13'5" x 6'2" (4.09 x 1.9)
<b>KITCHEN</b>	9'9" x 6'0" (2.99 x 1.83)
<b>LIVING ROOM</b>	12'3" x 12'6" (3.75 x 3.82)
<b>GUEST CLOAKROOM</b>	3'2" x 5'3" (0.99 x 1.61)
<b>LANDING</b>	8'4" x 6'0" (2.55 x 1.83)
<b>BEDROOM ONE</b>	10'10" x 12'6" (3.31 x 3.83)
<b>BEDROOM TWO</b>	8'1" x 12'6" (2.47 x 3.83)
<b>BATHROOM</b>	6'5" x 6'3" (1.96 x 1.91)

**EPC RATING C**

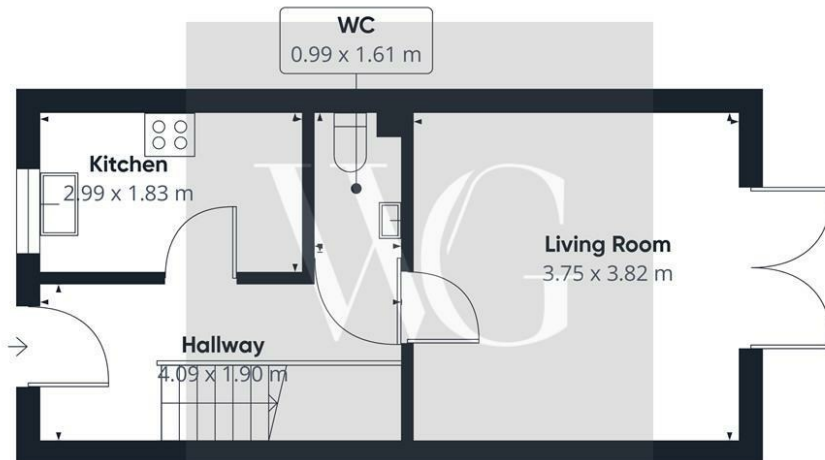
**COUNCIL TAX RATING B**



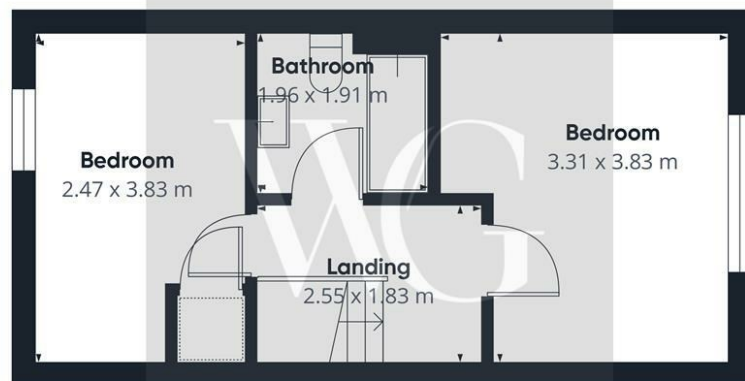








Floor 1



Floor 2

WG

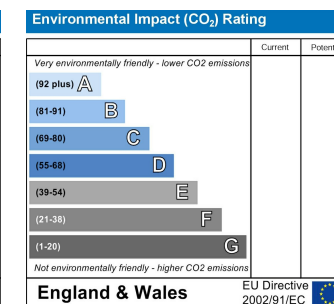
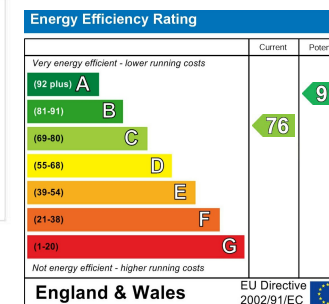
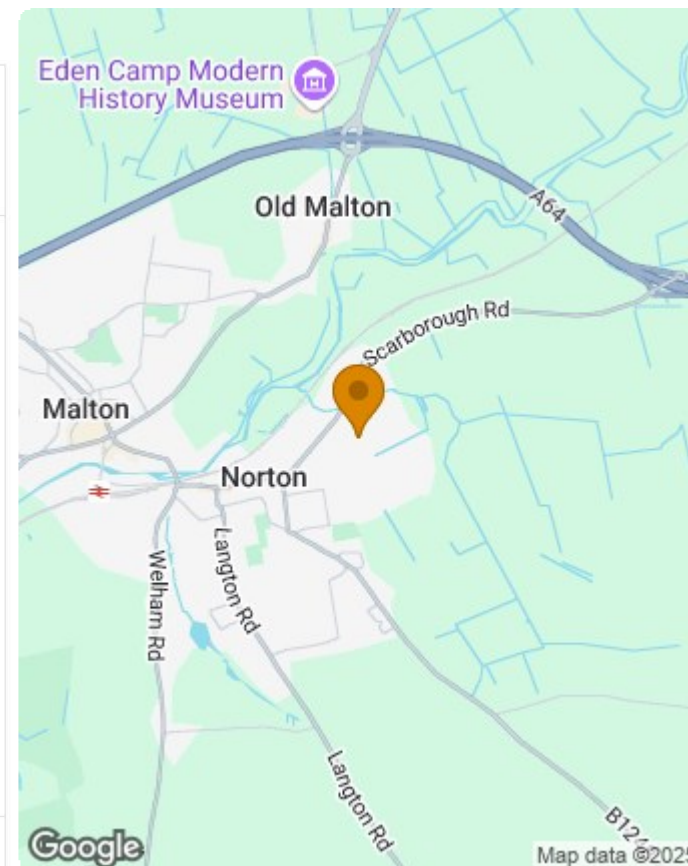
Approximate total area<sup>(1)</sup>  
57.1 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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