



42 Langton Road

Norton, YO17 9AD

Offers Around £375,000



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42 Langton road is a spacious four bedroom semi-detached family home, arranged over three floors and offers well proportioned rooms throughout. The kitchen/breakfast room has been recently modernised with open plan living area leading to a separate dining room. Bi-folding doors from the kitchen open to the private and enclosed rear west facing garden. Further accommodation consists of entrance hall, sitting room and guest WC to the ground floor. On the second floor there are two good sized bedrooms, separate WC, laundry/storage room and family bathroom. To the third floor are two more double bedrooms. The property benefits from having off street parking at the front of the house as well as further parking in front of the garage. Langton Road is close to good schools and amenities and just a short walk from the town centre. An attractive period property which would make a fantastic family home.

- Three storey period family home
- Semi-detached property with four good sized bedrooms
- Stunning, recently renovated kitchen/breakfast room
- Separate dining room
- Spacious entrance hall
- Downstairs guest WC
- Off street parking with detached garage
- Convenient town centre location
- Close to commuter links and amenities

Entrance Hall

23'5 x 5'10 (7.14m x 1.78m)

UPVC double glazed front door, side aspect single glazed sash window, radiator, wood effect laminate flooring, electric box and stairs to the first floor.

Sitting Room

14' x 13'3 (4.27m x 4.04m)

UPVC double glazed front aspect bay window, radiator, wood effect laminate flooring, feature fireplace with cast iron surround and wood mantle (please note that this is not currently a working fireplace as the chimney has been capped).

Kitchen Dining Room

19'2 x 17'10 (5.84m x 5.44m)

UPVC double glazed bi-folding doors, range of wall and base units with wood work tops, tiled splash back, ceiling spotlight, under unit lighting, 1 1/2 bowl ceramic sink, gas hob with extractor fan, double oven, space for a washing machine, tumble dryer, small wine cooler and large fridge. Cast iron radiator, feature fireplace (not functioning), wood laminate flooring. Large lantern ceiling window. Open to:

Dining Room

13'3 x 12'2 (4.04m x 3.71m)

With a separate door leading to the hallway, feature fireplace (not working as the chimney has been capped), wood laminate flooring, picture rail and radiator.

Guest WC

4'4 x 3'5 (1.32m x 1.04m)

Low flush WC, wash basin, radiator and boiler.

First Floor Landing

Single glazed front aspect window, radiator.

Bedroom One

14' x 13'3 (4.27m x 4.04m)

Two UPVC double glazed front aspect window, radiator.

Bedroom Two

13'3 x 12'2 (4.04m x 3.71m)

UPVC double glazed rear aspect window, build in storage cupboard and radiator.

WC

3'1 x 4'8 (0.94m x 1.42m)

Low flush WC, radiator, single glazed side aspect window.

Laundry/Storage Room

8'7 x 6'7 (2.62m x 2.01m)

Built in cupboard, radiator.

Bathroom

9'10 x 8'4 (3.00m x 2.54m)

UPVC double glazed rear aspect window, panel bath, pedestal wash basin, corner shower with mermaid board, wall mounted small electric heater, radiator and vinyl flooring.

Second Floor Landing

Single glazed front aspect window, radiator and loft access.

Bedroom Three

14' x 13'3 (4.27m x 4.04m)

UPVC double glazed front aspect window, radiator.

Bedroom Four

13'3 x 12'2 (4.04m x 3.71m)

Velux ceiling window, radiator.

Exterior

To the front of the property is paved with a low wall to

offer parking. Access via the side of the property to the rear garden which is private and enclosed. Wood decking area directly from the bi-folding windows in the kitchen, low maintenance faux grass area, raised paved seating area and shed. Two electric points and outside tap.

Garage

The garage is separate and located at the back of the property, accessed via St Peter's St and offers storage and parking.

Services

Mains connected to water, drainage, gas and electric.

Council Tax Band D

Location

Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.



Road Map



Hybrid Map



Terrain Map



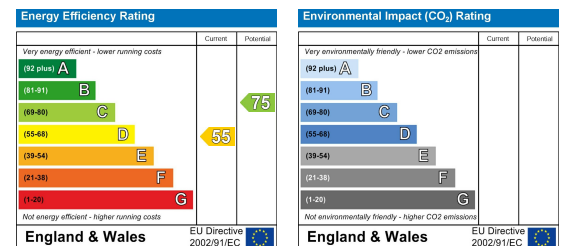
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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