



## 11 Poplar View

Norton, YO17 8AG

Asking Price £169,950



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A lovely two bedroom mid terraced cottage, tucked away off Scarborough road in Norton. The property benefits from a fantastic size rear garden, ideal for those looking for plenty of outdoor space. A rare property with a modern kitchen diner, first floor bathroom and space to park on the private road to the front. The property has had a new roof, gas central heating and double glazing installed over recent years and is offered with no onward chain. Perfect for a first time buyer, someone looking for an older property or as a buy to let!

- Ideal first home or buy to let investment
- Fully double glazed and gas central heating
- On-street parking
- Two bedroom mid terraced cottage
- NO ONWARD CHAIN
- Modern kitchen and bathroom
- Tucked away off Scarborough Road
- Fantastic size lawned rear garden!

### Entrance into Sitting Room

15'2 x 12'8 max (4.62m x 3.86m max)

With UPVC double glazed window to the front aspect, TV point, radiator, composite door to the front and stairs leading to the first floor. Understairs storage cupboard.

### Kitchen Diner

12'7 x 8'5 (3.84m x 2.57m)

Modern wall and base units with sink and drainer unit, plumbed for washing machine, electric cooker point, tiled flooring, UPVC double glazed window and door to the rear aspect, vertical radiator and spotlights.

### Rear porch/lobby

Double glazed wooden door to the garden and UPVC window.

### First Floor Landing

Doors leading to the bedrooms and bathroom and loft access.

### Bedroom One

12 x 8'8 plus recess (3.66m x 2.64m plus recess)

With UPVC double glazed window to the front aspect, radiator and built in dresser area over stairs.

### Bedroom Two

11'9 x 7'7 max (3.58m x 2.31m max)

With UPVC double glazed window overlooking the garden, radiator and built in storage cupboard.

### Bathroom

8'8 x 4'8 (2.64m x 1.42m)

Modern white suite with panel bath with shower over, low level WC, pedestal hand wash basin, extractor fan, part tiled walls, chrome heated towel rail and UPVC double glazed opaque window to the rear.

### Exterior

The front of the property is flush to the street with on-street parking. To the rear is a fenced, fantastic size lawned garden with decking area and right of access for bins.

## Services

Mains connected to gas, electric, drainage and water.

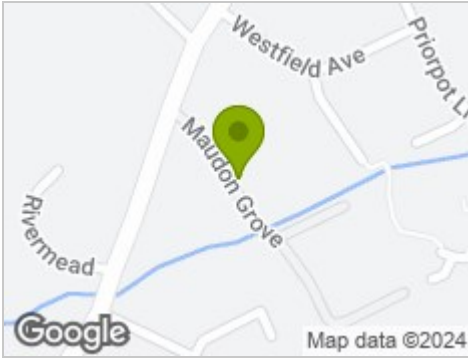
## Council Tax Band B

## 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



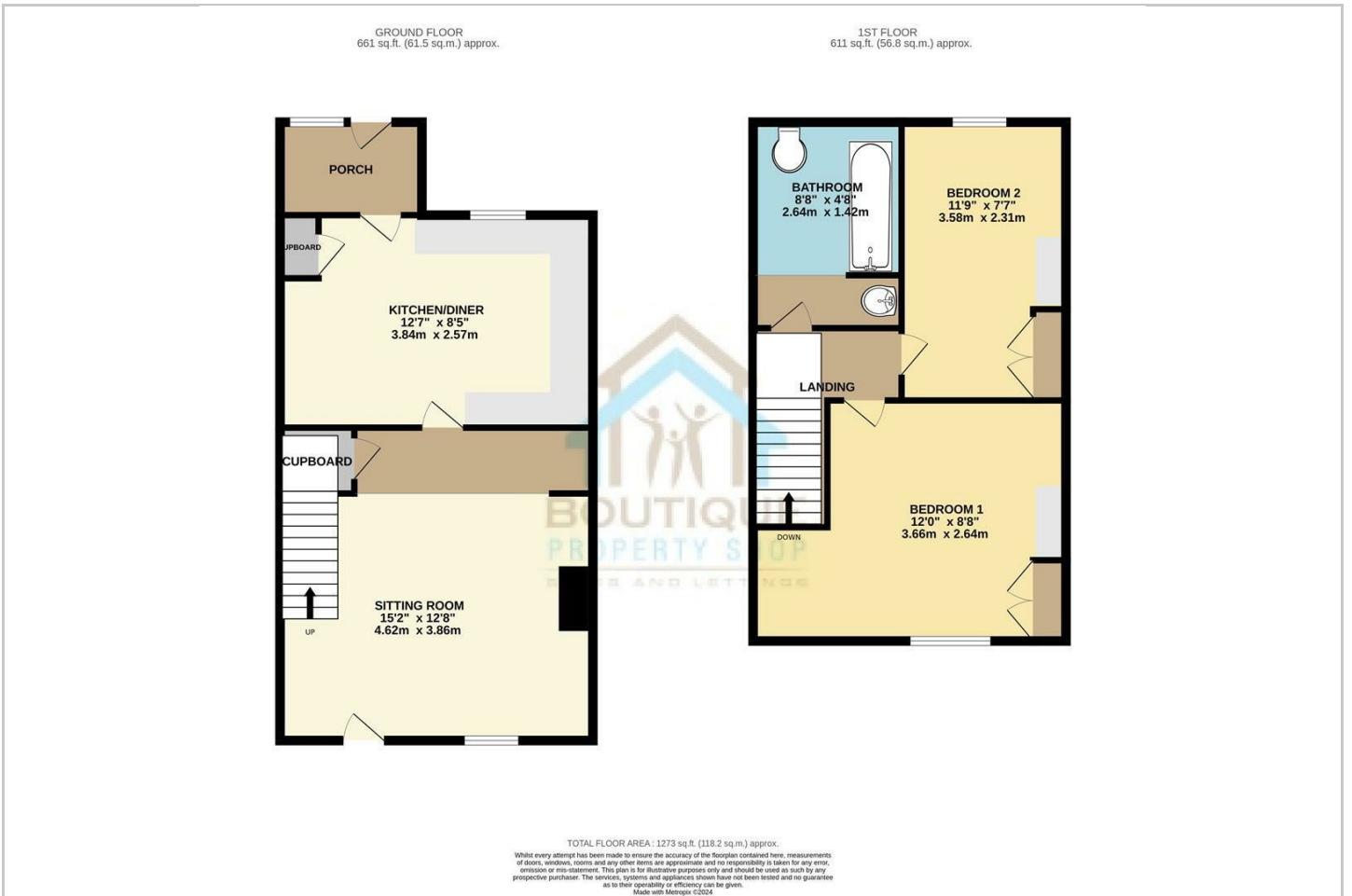
## Hybrid Map



## Terrain Map



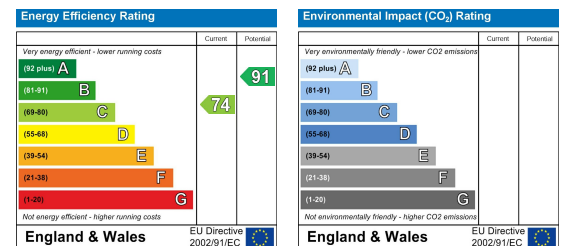
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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