



## 16 Field View

Norton, YO17 9AZ

Offers In The Region Of £245,000



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Welcome to Field View, Norton, Malton - a sought after location for this delightful three-bedroom mid-town house family home. The property boasts a spacious kitchen dining room, perfect for family meals and entertaining guests, with the added bonus of patio doors opening onto the garden, allowing natural light to flood the space.

Situated in a cul-de-sac, this house offers an entrance hall, sitting room, kitchen dining room and small garage ideal for storage. Upstairs there are three good sized bedrooms and family bathroom. This property benefits from having off-street parking for two vehicles. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this property offers a perfect blend of comfort and practicality.

- Three bedroom mid town house family home
- Three double bedrooms
- A lovely, quiet cul de sac position
- Kitchen dining room
- Good sized rear garden, fully enclosed and secure
- Integral part garage
- Off-street parking for two cars

## Entrance Hall

UPVC glazed front door, radiator and stairs leading to the first floor.

## Living Room

11'9 x 15' 10 (3.58m x 4.57m 3.05m )

Double glazed window to the front aspect, radiator, TV point and understairs storage cupboard.

## Kitchen/ Diner

21'5 x 11'6 (6.53m x 3.51m)

Two double glazed windows to the rear aspect, patio doors leading to the garden, modern wall and base units, one and half sink with mixer tap, induction hob, electric oven with extractor hood, Tiled flooring to the kitchen and vinyl flooring to the dining area. Two radiators, built in fridge, plumbed for a washing machine and doors leading to ;

## Storage Room

8'6 x 8'4 (2.59m x 2.54m)

Radiator, vinyl flooring, double doors to the front aspect.

## First Floor Landing

Radiator to the landing with loft access which is fully boarded with ladders and a loft light..

## Bedroom One

17'5 x 8'5 (5.31m x 2.57m)

Double glazed window to the front aspect, two radiators and built in wardrobes.

## Bedroom Two

11'9 x 9'10 (3.58m x 3.00m)

Double glazed window to the front aspect and radiator.

## Bedroom Three

11'9 x 8'3 (3.58m x 2.51m)

Double glazed window to the front aspect, radiator and airing cupboard.

## Family Bathroom

7'6 x 5'7 (2.29m x 1.70m)

Panel bath, mermaid board, shower over bath, pedestal sink, low flush WC and vinyl flooring.

Tel: 07515763622

## Garden

To the front there is a driveway providing off-street parking for two cars. To the rear there is a fully enclosed and secure lawned garden with garden shed with electric, gravel patio area, mature shrubs and an outside tap.

## Norton

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.

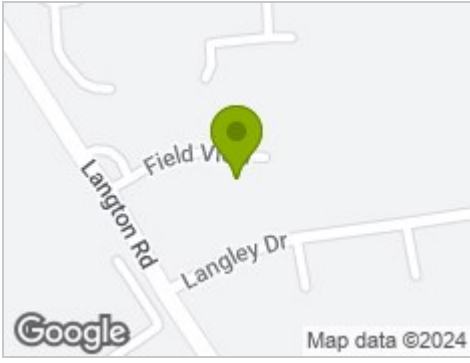
## Council Tax Band C

## Services

Mains connected to water, drainage, gas and electric.



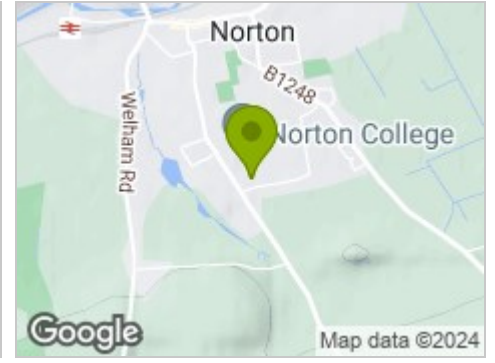
### Road Map



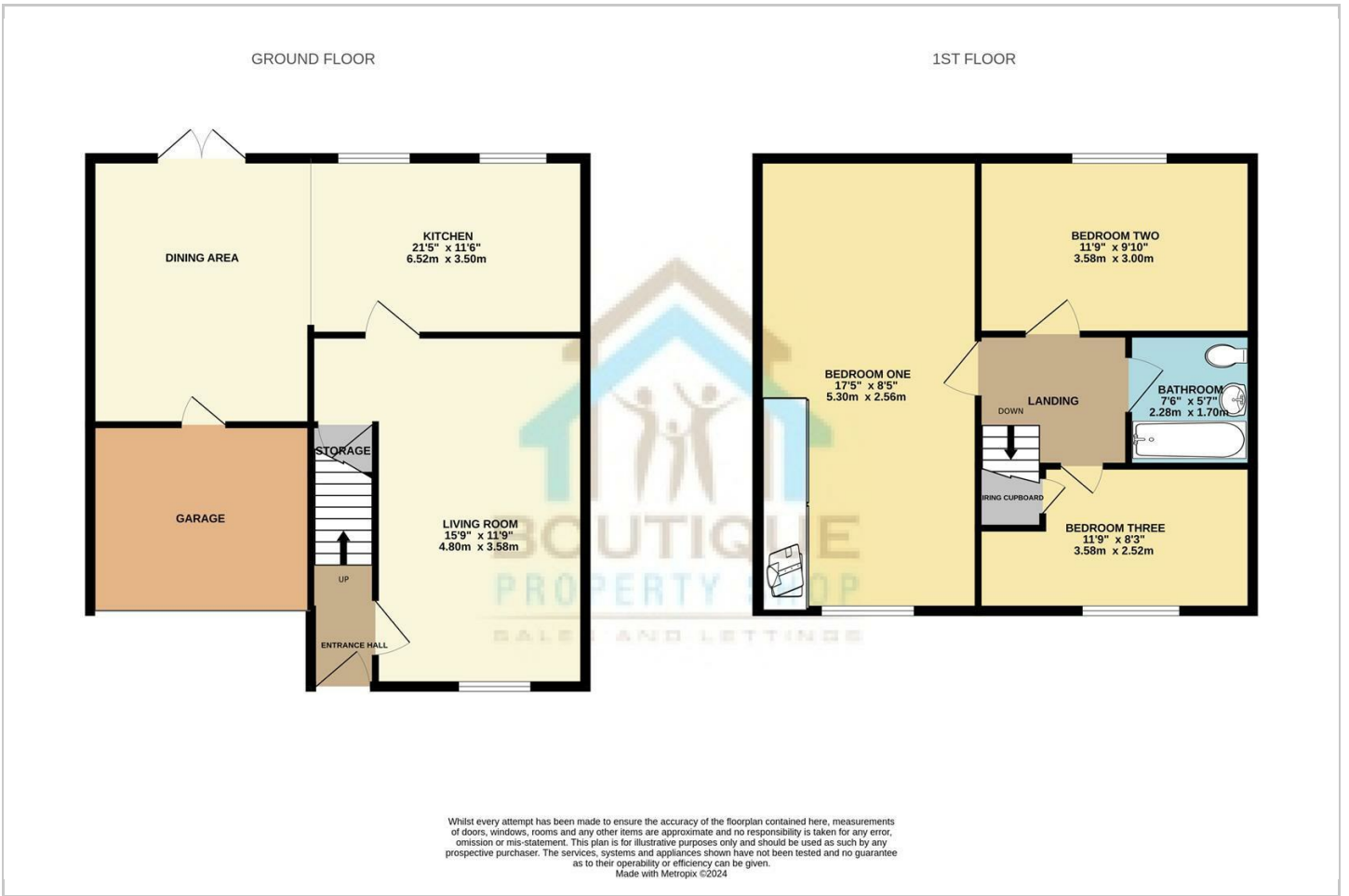
### Hybrid Map



### Terrain Map



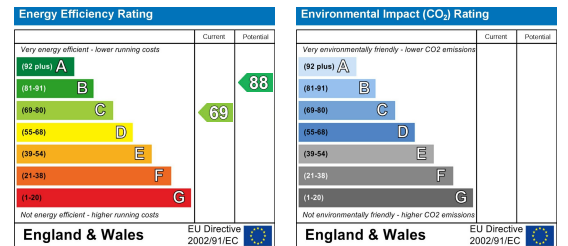
### Floor Plan



### Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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