



4 Vine Street

Norton, YO17 9JD

Offers Over £100,000



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RENOVATION PROJECT! This two bedroom mid terrace cottage is offered with no onward chain and is in need of fully updating throughout. The property is situated within walking distance of Norton's local shops and amenities and would be a great opportunity for anyone looking for a project/buy to let investment. The accommodation offers an entrance lobby, sitting room, dining room and galley style kitchen to the ground floor. To the first floor there are two bedrooms and bathroom. Externally the property offers a small enclosed rear courtyard garden with brick outbuilding and on-street parking. **ONLY SUITABLE FOR CASH BUYERS.**

- Renovation project / CASH BUYER ONLY
- Two bedrooms and bathroom to the first floor
- VIEWING STRICTLY BY APPOINTMENT ONLY
- NO ONWARD CHAIN
- Enclosed rear courtyard garden
- Two reception rooms
- Brick outbuilding

Entrance Lobby

UPVC double glazed door to the front aspect and glazed door to the sitting room.

Sitting Room

11'9 x 10'9 max (3.58m x 3.28m max)

UPVC double glazed window to the front aspect and gas fire.

Dining Room

11 x 10'4 (3.35m x 3.15m)

UPVC double glazed window to the front elevation, gas fire, built in cupboards and door leading to the staircase.

Kitchen

11 x 5 (3.35m x 1.52m)

UPVC double glazed window and door to the side aspect, wall and base units, sink and drainer unit and electric cooker point.

First Floor Landing

Doors to the bedrooms and bathroom.

Bedroom One

11'9 max x 11'10 (3.58m max x 3.61m)

UPVC double glazed window to the front aspect.

Bedroom Two

11 x 6'7 (3.35m x 2.01m)

UPVC double glazed window to the rear aspect.

Bathroom

11'2 x 4'10 (3.40m x 1.47m)

Low level WC, panel bath and vanity wash basin. UPVC opaque double glazed window to the rear aspect and built in airing cupboard housing electric immersion.

Exterior

Walled, paved rear courtyard with rear access and brick built outhouse.

Council Tax band B

Services

Connected to mains water, electric and drainage.
There is gas to the property but currently no central
heating installed.



Road Map



Hybrid Map



Terrain Map



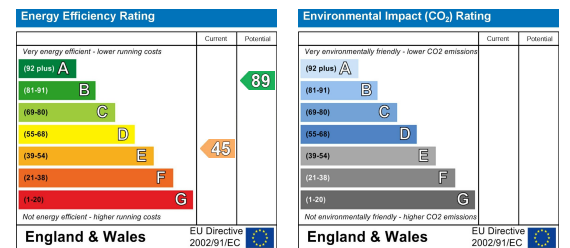
Floor Plan



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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