



## 113 Langton Road

Norton, YO17 9AE

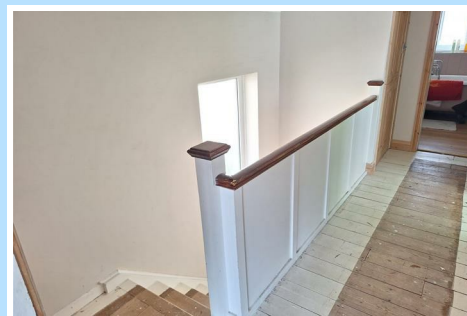
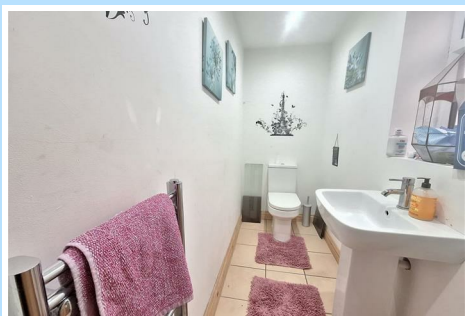
Offers Around £369,950



# 113 Langton Road

Norton, Malton, YO17 9AE

Offers Around £369,950



Looking for a well proportioned detached family home to put your own stamp on? Check out this three bed, traditional style detached home, which offers generous living space with good sized rooms and is located within walking distance of Norton College. The property accommodation benefits from a side entrance hall, guest cloakroom/WC, sitting room with fireplace, separate dining room (currently used as a ground floor bedroom) and a kitchen diner with patio doors out to the garden to the ground floor. To the first floor there is a spacious master bedroom with en-suite, two further double bedrooms and a family bathroom with roll top bath. Externally the property offers plenty of parking to the front and side with a garage and a good sized lawned rear garden. This property would be ideal for families looking for a long term home with further potential.

- THREE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- GARAGE AND PLENTY OF PARKING
- MASTER BEDROOM WITH EN-SUITE
- SOME LOVELY CHARACTER AND FEATURES RETAINED
- GROUND FLOOR WC
- A LOVELY SIZED GARDEN

## Entrance Hall

With a composite door to the side aspect, wood flooring, coving to ceiling, spacious understairs storage cupboard and radiator.

## Guest Cloakroom/WC

Modern suite with a low flush WC, pedestal wash hand basin, recessed downlighters, heated chrome towel rail, double glazed window to side aspect.

## Sitting Room

Double glazed bay window to front aspect, two radiators, cast iron feature fireplace with hearth and surround, TV point.

## Dining Room

Double glazed window to side aspect, telephone and TV point, wood flooring, coving to ceiling, radiator, cast iron feature fireplace.

## Kitchen Diner

Providing a range of wall and base units incorporating

working surfaces, stainless steel sink and drainer unit with mixer tap, extractor hood, space for a cooker and freestanding fridge freezer, under unit lighting, tiled flooring, plumbing and spaces for a dishwasher and washing machine, double glazed window to side aspect, double glazed double doors leading out to the rear garden.

## First Floor Landing

Feature window to the side aspect, storage cupboard, loft access.

## Master Bedroom

Double glazed bay window to front aspect, radiator, coving to ceiling. Step down into the en-suite.

## En-Suite

Modern suite with wash hand basin set in vanity unit, wc, plumbing for a shower with shower tray, extractor fan, heated chrome towel rail, recessed down lighters, circular window to front aspect.

### Bedroom Two

Double glazed window to rear aspect, radiator, coving to ceiling, laminate flooring.

### Bedroom Three

Double glazed window to side aspect, radiator, loft hatch.

### House Bathroom

White suite with a roll top bath claw foot bath with mixer shower attachment, low level WC, traditional style wash hand basin, laminate flooring, recessed down lighters, tongue and groove wood paneling to walls, heated chrome towel rail, double glazed window to rear aspect.

### Exterior

To the front of the property there is a driveway offering off-street parking for several cars and a gravel low maintenance garden. There is gated access via the side of the property to the rear garden. The rear garden is lawned with raised patio area, shed and outside tap.

### Garage

Single attached garage with personal door to rear, power and light, recently installed combi boiler.

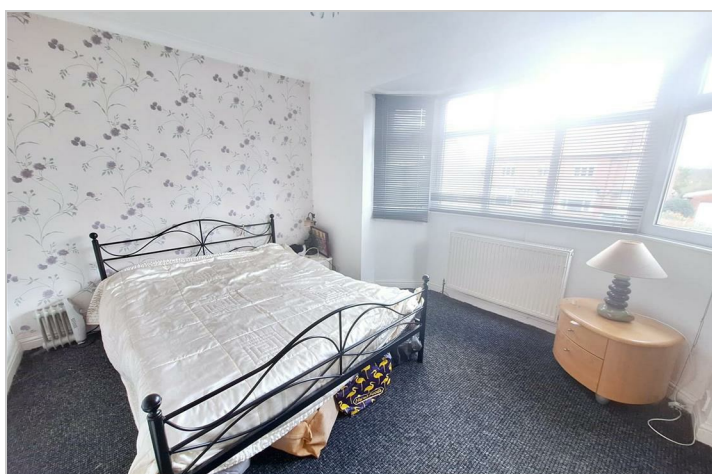
### Services

Mains connected to water, drainage, gas and electric (Gas boiler only a year old)

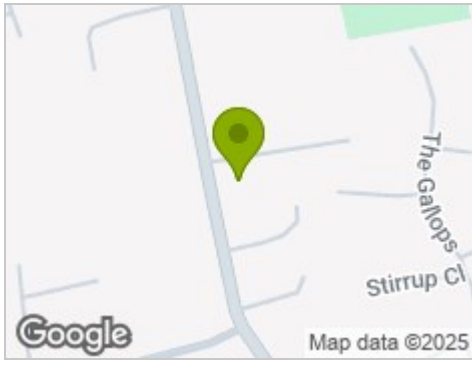
### Council Tax Band D

### 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.



## Road Map



## Hybrid Map



## Terrain Map



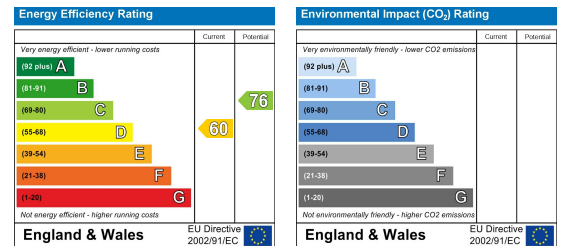
## Floor Plan



## 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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