



## 78 Scarborough Road

Norton, YO17 8AE

Price Guide £197,500

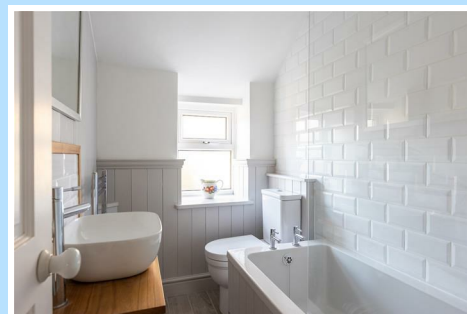




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This beautifully presented two bedroom end of terrace cottage has been updated over recent years with a stunning breakfast kitchen with patio doors leading out to the garden, a cosy and characterful sitting room with feature fireplace, main bedroom to the first floor with a second bedroom/study which overlooks the rear garden and a newly fitted contemporary bathroom. Externally the property offers a good size drive and frontage providing off-street parking with gated access. Beyond the gates there is a secluded, mature and extensive wooded garden with decked seating area and patio. A stunning cottage, ideal as a holiday home, buy to let or for a first time buyer!

- Stunning two bedroom cottage
- Ample off-street parking
- Extensive wooded garden with decked area to the rear
- Modern bathroom and breakfast kitchen
- Suit first time buyer or as a buy to let
- Great location on the edge of Norton
- Easy access to the A64
- Early viewing advised not to miss out!

## Entrance Hall

Side entrance lobby with door leading to the breakfast kitchen.

## Breakfast Kitchen

10'6 x 10'2 (3.20m x 3.10m)

Patio doors to the rear aspect leading out to the garden and decking area. Range of newly fitted wall and base units with integrated electric oven and hob with extractor hood above.

## Sitting Room

11'6 x 10'2 (3.51m x 3.10m)

Radiator, double glazed window to the front aspect, feature fireplace, quarry tiled flooring, stairs leading to the first floor, TV and telephone point.

## Bathroom

Rear aspect double glazed window, heated towel rail, bath with shower over, low flush WC and vanity sink unit.

## Bedroom One

10'10 x 9'10 (3.30m x 3.00m)

Built in wardrobe and storage cupboard over the stairs, radiator and front aspect double glazed window.

## Bedroom Two/Study

10'6 x 5'11 (3.20m x 1.80m)

Radiator, rear aspect double glazed window overlooking the garden.

## Landing

Loft hatch.

## Side Lobby

Door into the side lobby and further door leading into the breakfast kitchen.

## Exterior

To the front and side of the cottage there is off-street parking for multiple vehicles with a side access gate. Beyond the gates and to the rear of the property the

current owners have created a lovely decked seating area with crazy paving which then leads down to an extensive, mature and well stocked garden area with various trees and shrubs. There is also an electric socket at the front of the drive ready for an electric vehicle charging point.

### Services

Mains water, drainage, gas and electric.

### Council Tax band A

### 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



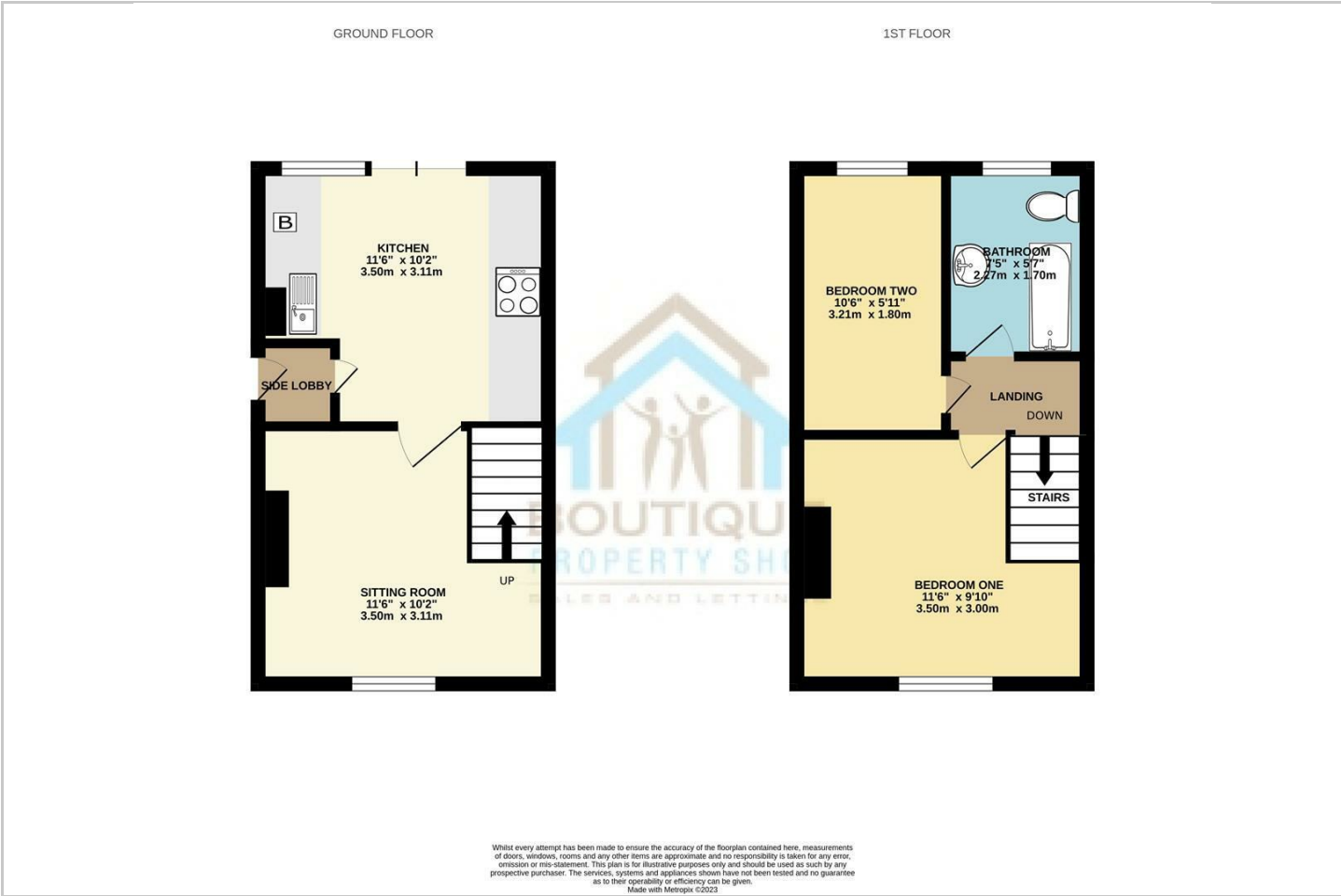
Hybrid Map



Terrain Map



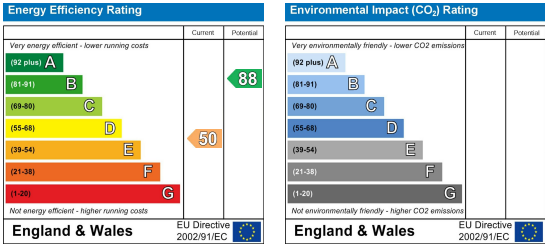
Floor Plan



Viewing

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

Energy Efficiency Graph



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