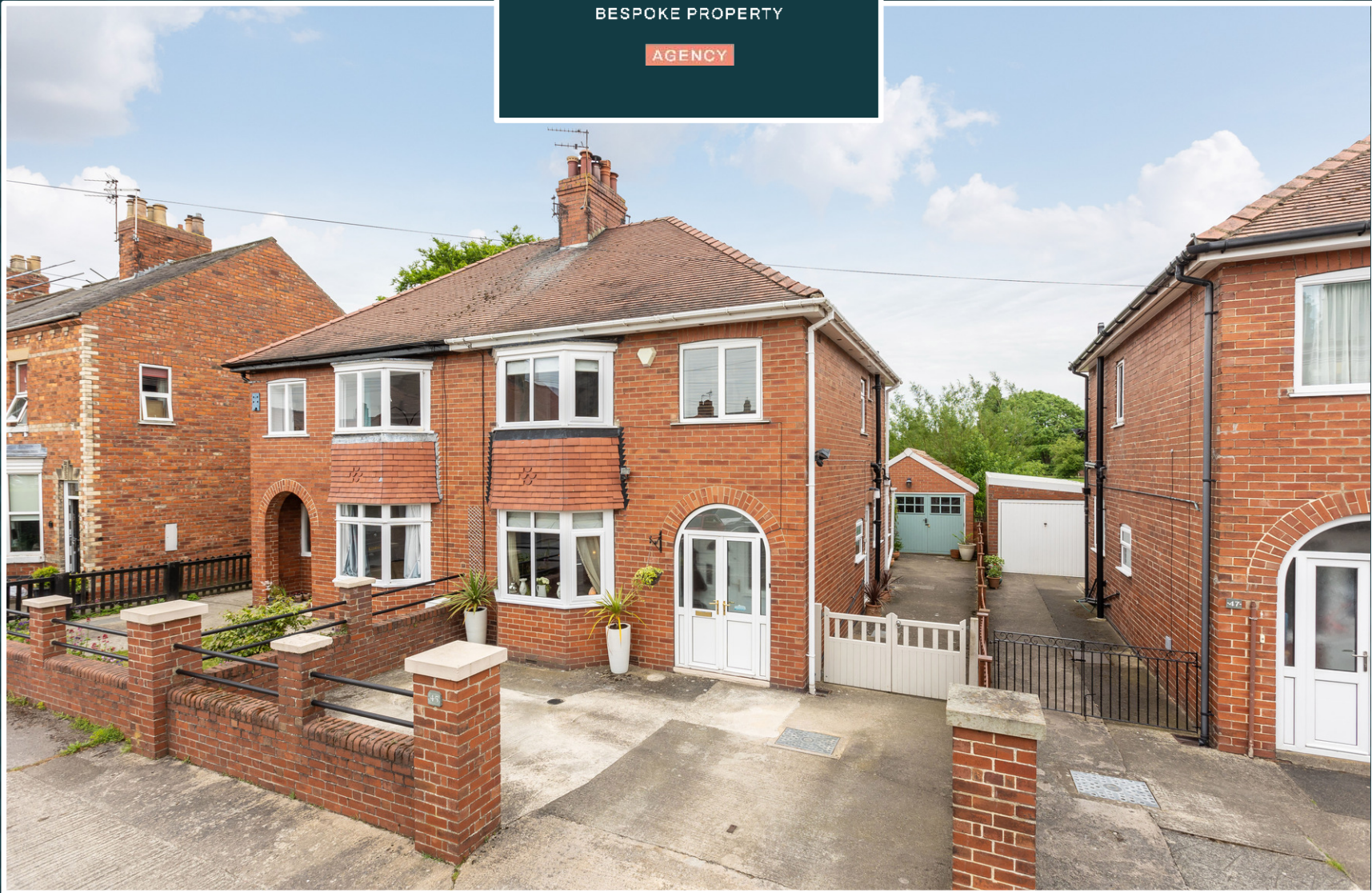




Adam Hymas

BESPOKE PROPERTY

AGENCY



● 45 Sutton Street, Norton, Malton, North Yorkshire, YO17 9AW ●

Property Description

45 Sutton Street is a beautifully presented period property in Norton, Malton.

This 1930's semi-detached residence exudes character and warmth, offering a delightful blend of period features and modern comforts.

As you approach the property you are immediately welcomed with the timeless character and period features that this property has to offer. The arched brick porch is a welcoming entrance to the home.

Upon entering the home you will find a cosy family living room, benefiting from a fitted AGA log burner, a large bay window and high ceilings.

Continue through the property to find the separate family dining room fitted with bespoke cupboard spaces and french doors giving access to the rear garden patio. The kitchen has matching wall and base units an integrated oven and hob, plumbing and space for a washing machine and dishwasher. Additionally, there is a pantry cupboard with fitted shelves.

Head to the first floor you'll be greeted with a well-lit landing space, leading to the property's family bathroom and three bedrooms. The traditional family bathroom is equipped with a bath and an electric shower.

The first double bedroom benefits from fitted his and her wardrobes and views over the local school playing field. The second double bedroom also has fitted his and her wardrobes, and a bay window to the front provides the room with lots of light and views of St. Peters church. The third bedroom is a single room, which additionally can be used as a nursery or work-from-home office.

Externally, the rear garden is a tranquil oasis perfect for enjoying in the summer months, featuring a stunning array of flowers and plants, a mature grass lawn, enclosed fencing and an arched pergola. The property benefits from a long multi-car driveway leading to the detached recently extended garage space.

Don't miss the opportunity to make this amazing property your home!



TEL: 01653 524181

WHATSAPP: 07470061481

ENQUIRIES@BESKOPEPROPERTYAGENCY.CO.UK

WWW.BESPOKEPROPERTYAGENCY.CO.UK



Location

45 Sutton Street, Norton, Malton, North Yorkshire, YO17 9AW

Norton, Malton is a thriving market town, renowned for its excellent primary and secondary schools, countryside walks and local amenities all within short walking distance. The convenience of Malton train station provides commuters with direct railway connections to Scarborough, York, Leeds, Manchester, and Liverpool. Additionally, Norton enjoys seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the economic struggles faced by other market towns. It has been accredited by many as the 'food capital of the north'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.

Three-bedroom semi-detached property

1930's period home

Beautifully presented rear garden

Long private driveway

Detached garage

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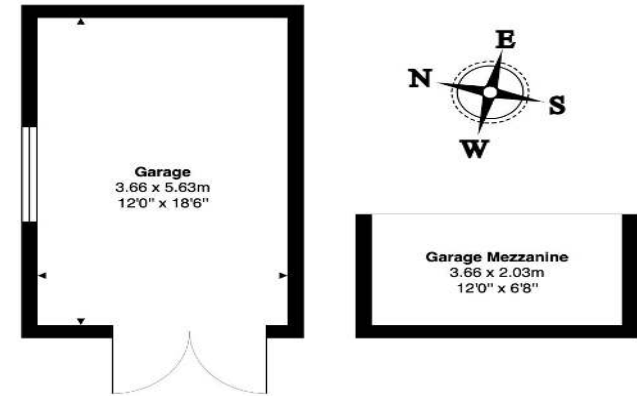
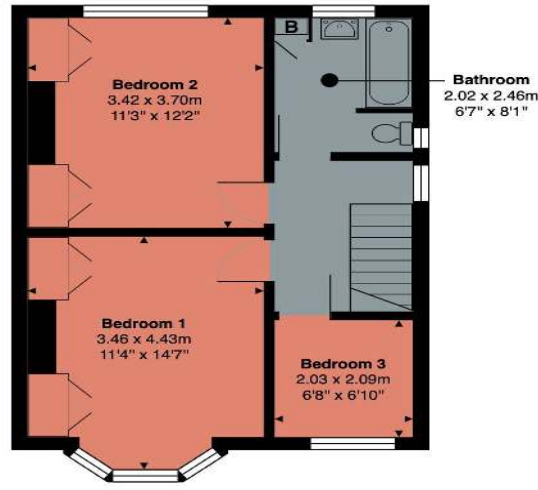
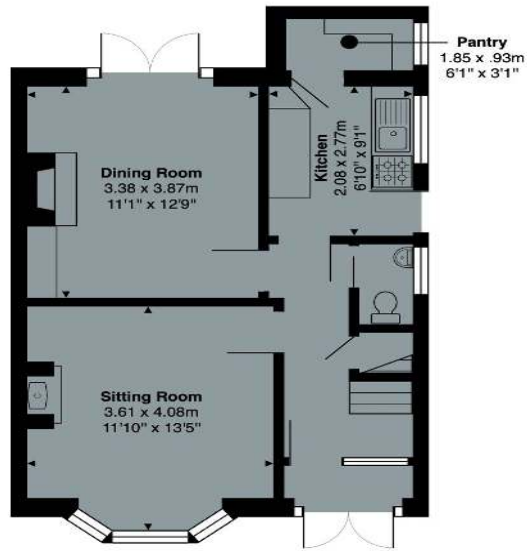
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45 Sutton Street, Norton-On-Derwent, YO17 9AW



Gross Internal Area: 90.8 m² ... 977 ft² (excluding garage, garage mezzanine)

All measurements are approximated for display purposes only and should be independently verified
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Entrance porch
Arched brick porch, tiled floor, window to rear aspect, space for shoes and coat storage.

Entrance hall
Door to front, under-stairs storage cupboard, radiator, carpeted floors

Downstairs W/C
Cleverly fitted downstairs toilet, W/C, wash hand basin, window to side aspect, carpet

Lounge
3.61 x 4.08 m
Log burner, bay window to front aspect, radiator, TV point, oak mantel fireplace beam, carpet

Dining room
3.38 x 3.87 m
Built-in cupboard space, french doors to rear garden, radiator, vinyl flooring

Kitchen
2.08 x 2.77 m
Matching wall and base units, vinyl flooring, tiled wall splash back, integrated oven and gas hob, plumbing for washing machine/dishwasher, sink drainer, window to side aspect, door to side aspect, separated pantry with fitted shelves.

Landing
Carpet, window to side aspect, leading to family bathroom and bedrooms

Bedroom one
3.06 x 3.72 m
Double in size, window to rear aspect, fitted his and hers wardrobes, radiator, views over the primary school playing fields

Bedroom two
4.43 x 3.08 m
Double in size, window to front aspect, fitted his and hers wardrobes, carpet, TV point, bay window to front aspect

Bedroom three
2.03 x 2.09 m
Single size room, window to front aspect, can be used as work from home office or nursery, radiator

Family bathroom
Single size room, window to front aspect, can be used as work from home office or nursery, radiator

Garage
3.57 x 5.63 m
Detached garage, insulated walls, light and power, storage space above the loft, side hinged garage doors, pitched roof, window to side aspect

Rear garden
Enclosed rear garden, mature grass lawn, fence to rear and sides, arched trellis pergola, flower beds, hard standing for a shed, paved patio seating area, views over the school playing field

Front of property
Brick-built pillar boundary wall, low maintenance front courtyard, arched brick porch entrance, gated access to rear garden, views of St. Peters church

Driveway/parking
Multi-car driveway leading to a detached garage, off-street parking





rightmove 

PRS Property Redress Scheme



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.



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