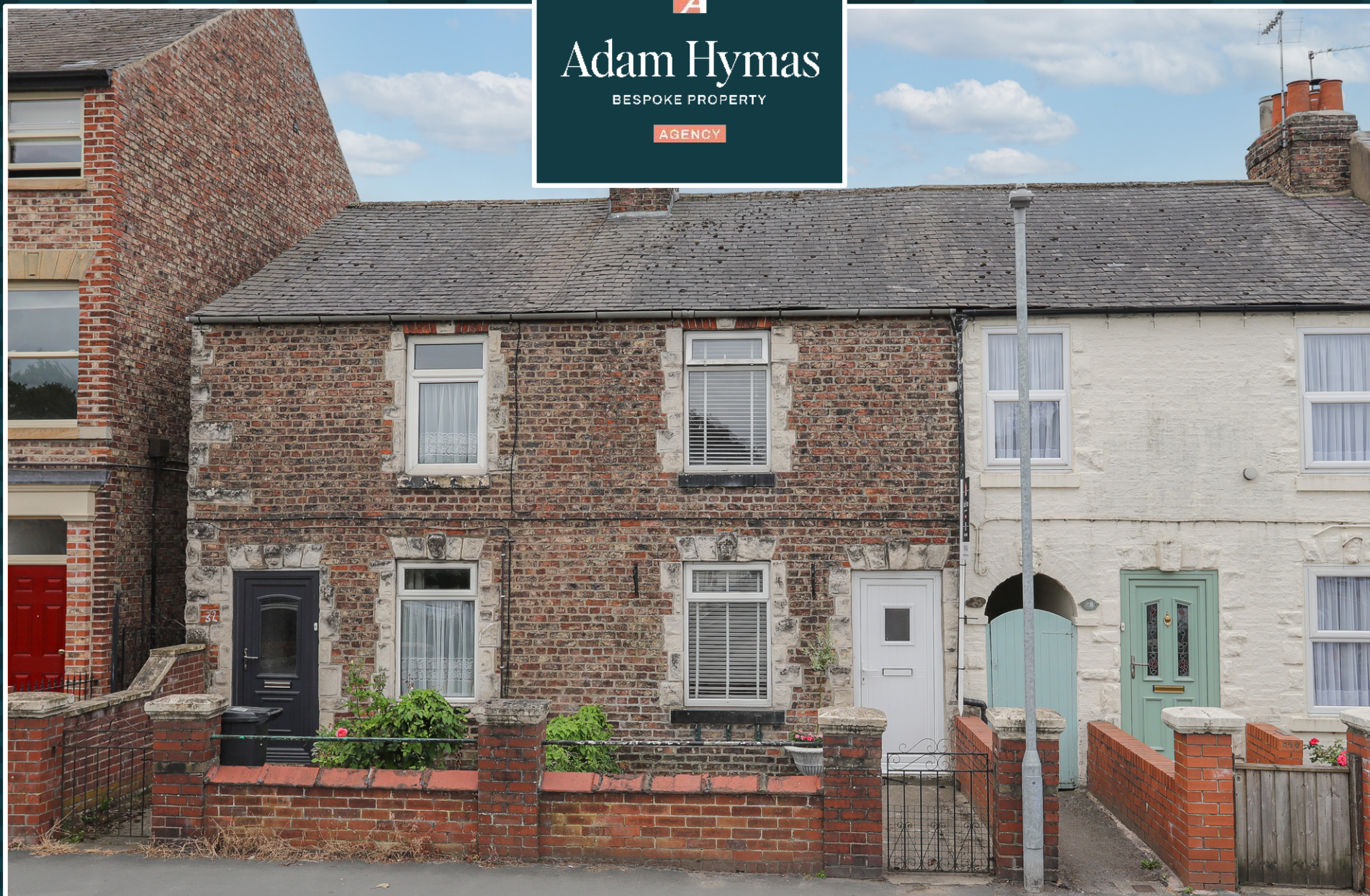




Adam Hymas

BESPOKE PROPERTY

AGENCY



30 St. Nicholas Street, Norton, Malton, North Yorkshire, YO17 9AQ

Property Description

No. 30 St Nicholas Street is a well presented two bedroom mid terraced house located in a sought after area of Norton.

The property benefits from a cosy family lounge and a large modern kitchen.

To the first floor, there are two excellent size double bedrooms and the family bathroom fitted with a bath and a separate shower cubicle.

Externally, there is a south-facing low-maintenance rear garden with an artificial lawn and an Indian sandstone patio area. The garden is a beautiful sun trap great for hosting summer parties and BBQs.

There is also the benefit of outside storage outbuilding at the bottom of the garden.

To the front of the property is a brick boundary wall with a side entrance gate leading to the rear garden.

On-street parking can be found at the front of the property, alternatively, there is a free to park car park just over the road from the property.

This property will appeal to a wide range of buyers, so don't miss this opportunity to make this property your home.

Call Bespoke Property Agency today to arrange a viewing!



Excellent first-time buyer property

Two double bedrooms

Located a short walk from Malton's railway station

South facing rear garden

Spacious kitchen and family lounge



Location

30 St. Nicholas Street, Norton, Malton, North
Yorkshire, YO17 9AQ

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.



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30 St Nicholas Street, Malton, YO17 9AQ

Gross Internal Area: 66m² (713ft²)



Ground Floor
Gross Internal Area: 34m²
(368ft²)



First Floor
Gross Internal Area: 31m²
(334ft²)



Outbuilding
Gross Internal Area: 1.38m²
(14.85ft²)

All measurements are approximated for purposes only and should be independently verified.
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Lounge
3.81 x 3.86 m
Carpet flooring, Door to front aspect, window to front aspect, Tv point

Kitchen
3.50 x 3.88 m
Wall and Base units, plumbing for washer and dishwasher, window to rear aspect, door to rear aspect, radiator, sink drainer, space for dining table, space for fridge.

Bedroom One
3.89 x 3.80 m
Double in size, carpet, window to front aspect, space for wardrobes

Bedroom Two
2.37 x 2.58 m
Double in size, window to rear aspect, carpet, space for wardrobes

Family Bathroom
Window to rear aspect, wash hand basin with vanity unit, bath, separate shower cubicle, spotlighting, vinyl flooring, W/C

Rear Garden
South facing rear garden, artificial lawn, enclosed fencing to side and rear, side gate access, Indian sandstone paved patio, brick built outhouse for storage.

Front of Property and Parking
On-street parking, Large car park available opposite the property, Front courtyard area, slate chipping beds for low maintenance, walled boundaries and gate to the main footpath





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

rightmove 

PRS Property Redress Scheme


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