



Adam Hymas

BESPOKE PROPERTY

AGENCY



● 36 Fletton Road, Norton, Malton, North Yorkshire, YO17 8BB ●

# Property Description

36 Fletton Road, Norton is a well-presented three-bedroom mid-terraced home located on a popular family residential development in Norton. To be sold with no onward chain.

The property benefits from a large family lounge, perfect for unwinding and relaxing and a modern kitchen providing adequate space for multiple appliances.

On the first floor, there are two excellent-sized double bedrooms and a third single room.

The master room benefits from an en-suite shower.

The family bathroom is tastefully decorated and is fitted with a bath and shower.

Externally, there is a well-presented rear garden with a mature grass lawn with flower bed borders and a paved patio seating area.

The property benefits from an allocated driveway parking bay which can be accessed to the rear of the home.

This property is an excellent opportunity for first-time buyers and property investors and is sold with no onward chain.

Call Bespoke Property Agency today to arrange a viewing!



Three-bedroom family home

Master bedroom benefits from an en-suite

Spacious modern kitchen and lounge

Allocated parking bay

Excellent first-time buyer property



## Location

36 Fletton Road, Norton, Malton, North Yorkshire, YO17 8BB

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.

**TEL:** 01653 524181

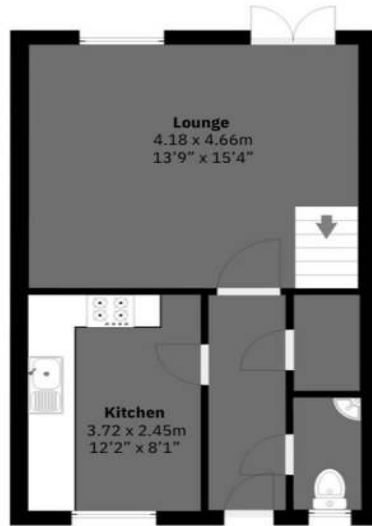
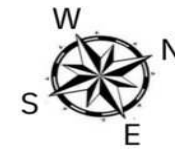
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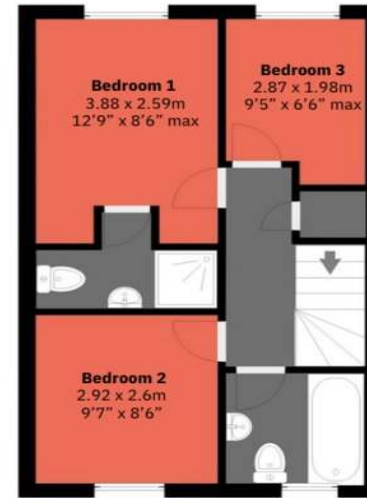


# 36 Fletton Road, Norton, YO17 8BB

Gross Internal Area: 72.2 m<sup>2</sup> ( 777.2 ft<sup>2</sup> )



**Ground Floor**  
Gross Internal Area: 36.1 m<sup>2</sup>  
(388.6 ft<sup>2</sup>)



**First Floor**  
Gross Internal Area: 36.1 m<sup>2</sup>  
(388.6 ft<sup>2</sup>)

All measurements are approximated for purposes only and should be independently verified.  
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**Entrance Hall**  
Under stairs storage cupboard, Carpet flooring, Door to front aspect, radiator

**Guest W/C**  
W/C, Wash hand basin, Vinyl flooring, Window to front aspect, radiator

**Lounge**  
4.66 x 4.18 m  
Carpet flooring, french doors to rear garden, window to rear aspect, two radiators, staircase to first floor landing

**Kitchen**  
2.45 x 3.72 m  
Radiator, window to front aspect, wall and base units, vinyl flooring, sink drainer, tiled splash backs, extractor hood, plumbing and space for washing machine, space for fridge freezer, integrated electric oven and gas hob

**Landing**  
Loft hatch access, radiator, airing cupboard with water tank

**Bedroom One**  
3.88 x 2.59 m  
Window to rear aspect, double in size, carpet flooring, radiator, en-suite bathroom

**Bedroom Two**  
2.60 x 2.92 m  
Double in size, carpet flooring, window to front aspect, radiator

**Bedroom Three**  
1.98 x 2.87 m  
Carpet flooring, single room size, window to rear aspect, radiator

**Family Bathroom**  
Bath, shower over bath, tiles walls, wash hand basin, w/c, radiator, window to front aspect, extractor fan

**Rear Garden**  
Paved patio seating area, paved path to rear access gate, gates access to rear parking bay, grass lawn, enclosed fencing, flower beds

**Parking**  
Allocated parking bay to the rear of the property.





rightmove 

**PRS** Property  
Redress  
Scheme



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