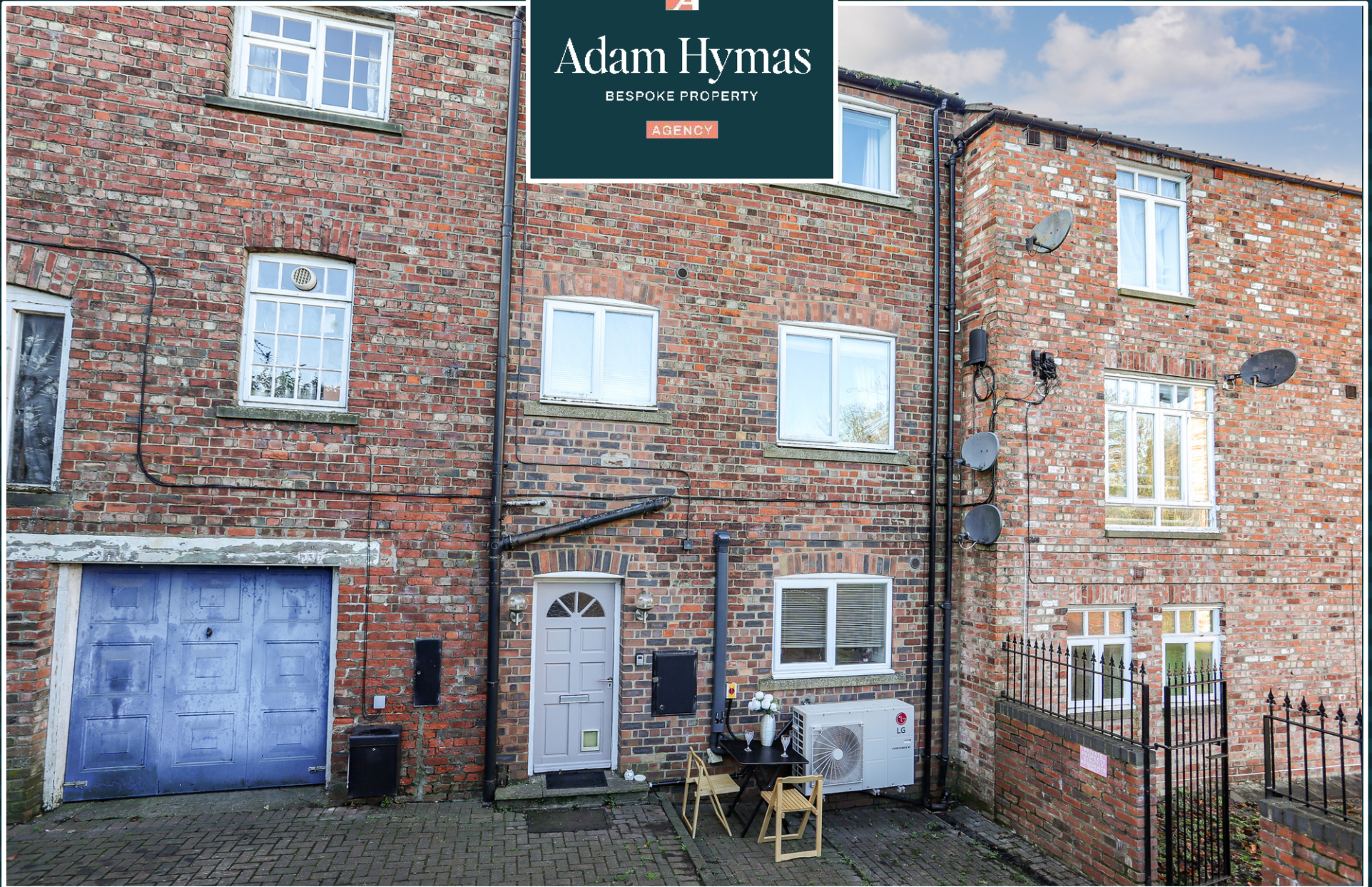




Adam Hymas

BESPOKE PROPERTY

AGENCY



3 Buck Rose Court, Norton, Malton, North Yorkshire, YO17 9HN



# Property Description

3 Buck Rose Court, is a two-bedroom, three-storey townhouse located within a short walk of town centre amenities.

The property benefits from a brand new modern air source heat pump heating system and solar panels. Making this a modern eco-friendly home.

The property has a great-sized kitchen diner with an array of wall and base kitchen units and integrated appliances.

To the first floor, you'll find the properties dual aspect cosy lounge and the family house bathroom equipped with a floor-to-ceiling tiled shower cubicle.

Head to the third floor to find the property's two spacious bedrooms. The master room is fitted with wardrobes and a dressing table.

All windows are upvc double-glazed.

The property backs onto the grounds of the Derwent Swim & Fitness Centre.

Free parking can be found on Commercial Street, Norton and in St Nicholas car park a short walk from the property.

Don't miss the chance to make this property your home. Call today to arrange a viewing!



Two bedroom townhouse

Excellent town centre location

No onward chain

On-street parking a short walk from the property

Great buy to let investment



## Location

3 Buck Rose Court, Norton, Malton, North Yorkshire, YO17 9HN

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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# 3 Buck Rose Court, Norton, YO17 9HN

Gross Internal Area: 69.9m<sup>2</sup> (752ft<sup>2</sup>)



Ground Floor  
Gross Internal Area: 22.9m<sup>2</sup>  
(246.5ft<sup>2</sup>)



First Floor  
Gross Internal Area: 23.8m<sup>2</sup>  
(256.2ft<sup>2</sup>)



Second Floor  
Gross Internal Area: 23.3m<sup>2</sup>  
(250.8ft<sup>2</sup>)

All measurements are approximated for purposes only and should be independently verified.  
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**Lounge**  
3.02 x 4.87 m  
Window to front and rear aspect, carpet flooring, electric fire, tv point, radiator

**Kitchen**  
3.43 x 4.77 m  
Tiled floor, wall and base units, sink drainer, window to front aspect, radiator, space for kitchen table, integrated microwave and oven, electric hob, extractor hood, space for fridge freezer, plumbing for washing machine, spotlighting, under stairs storage cupboard

**Landing**  
First Floor - Radiator, carpet.

Second floor - Carpet flooring, storage cupboard housing the solar panel control unit.

**Bedroom One**  
4.86 x 2.66 m  
Carpet flooring, window to front aspect, window to rear aspect, radiator, fitted wardrobes and dressing table

**Bedroom Two**  
2.16 x 2.35 m  
Radiator, Window to front aspect, carpet flooring

**Family Bathroom**  
Shower cubicle, tiled walls and floors, radiator, extractor fan, window to front aspect, w/c, wash hand basin with fitted cupboard.

**Additional Information**  
Parking can be found on Commercial Street or St Nicholas Car Park a short walking distance away.

The property is fitted with an air source heat pump installed in February 2024 ( LG )

The property is equipped with solar panels

The property had an Electrical ECIR inspection in March 2024.

**Disclaimer**  
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.





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