



Adam Hymas

BESPOKE PROPERTY

AGENCY



12 Leat Close, Norton, Malton, North Yorkshire, YO17 9EQ



## Property Description

12 Leat Close is a three-bedroom, semi-detached family home with a single garage situated in a quiet cul-de-sac off Welham Road. To be sold with no onward chain.

On the ground floor, the property has an excellent-sized family lounge fitted with a stunning brick-feature fireplace and gas fire. The lounge space leads into the property's conservatory towards the rear.

Head back through the property to the kitchen. Fitted with wall and base units and an array of appliances.

Head to the first floor you'll find three excellent-sized bedrooms and a family bathroom suite which has been completely replaced and modernised in 2024. The suit is fitted with a modern walk-in shower, an LED mirror and stunning tiled walls and floors.

Externally the property's rear garden has a mature grass lawn, a small pond and a paved patio seating area.

The garage provides secure storage is fitted with double hinge swing doors and has internal power and light.

The property benefits from off-street parking via the block-paved driveway.

Call Bespoke Property Agency today to arrange a viewing of this lovely family home.



Three-bedroom family home

Block paved driveway leading to a single garage

Located on a quiet cul-de-sac off Welham Road

Front and rear garden

Brand new bathroom suite



## Location

12 Leat Close, Norton, Malton, North Yorkshire,  
YO17 9EQ

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.

Norton also benefits from a local highly regarded Golf course located on Welham Road.

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

**WHATSAPP:** 07470061481

**EMAIL:** [Enquiries@bespokepropertyagency.co.uk](mailto:Enquiries@bespokepropertyagency.co.uk)





## 12 Leat Close, Norton, YO17 9EQ

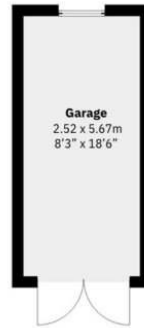
Gross Internal Area: 82.2m<sup>2</sup> (884.8.ft<sup>2</sup>)... excluding Garage



Ground Floor  
Gross Internal Area: 45.4m<sup>2</sup>  
(488.7ft<sup>2</sup>)



First Floor  
Gross Internal Area: 36.8m<sup>2</sup>  
(396.1ft<sup>2</sup>)



Second Floor  
Gross Internal Area: 14.3m<sup>2</sup>  
(153.9ft<sup>2</sup>)

All measurements are approximated for purposes only and should be independently verified.  
Copyright 2024 Flawless Focus Ltd



### Entrance Porch

Door to side aspect, window to side aspect, laminated floor, staircase to first floor

### Lounge

4.20 x 5.41 m

Laminated flooring, brick feature fireplace, gas fire, radiator, sliding door to rear with a conservatory.

### Kitchen

4.18 x 3.56 m

Wall and base kitchen units, window to front aspect, integrated four ring gas hob, electric oven, plumbing for washing machine, space for fridge, water meter, sink drainer, laminated flooring, logic combi-boiler, under stairs storage cupboard

### Conservatory

3.01 x 3.15 m

Door to rear garden, laminated flooring, sliding door to front lounge, ceiling fan.

### Landing

Radiator, carpet flooring, airing cupboard on landing

### Bedroom One

4.19 x 2.95 m

Double in size, window to rear, radiator, carpet flooring, space for wardrobes.

### Bedroom Two

3.32 x 2.24 m

Window to side aspect, carpet flooring, built-in wardrobes, radiator

### Bedroom Three

2.10 x 2.65 m

Built-in cupboard, window to front aspect, carpet flooring, radiator

### Family Bathroom

Walk-in shower, tiled walls and floors, extractor fan, wash hand basin with vanity cupboard, electric LED bathroom mirror, spotlights, window to front aspect, W/C.

### Rear Garden

Grass lawn, paved path and patio seating area, pond, enclosed fencing, gated access to side.

### Front Garden & Parking

Grass lawn, paved path and patio seating area, pond, enclosed fencing, gated access to side.

### Garage

2.52 x 5.67 m

Window to rear aspect, double hinge swing doors, light and power.





rightmove 

**PRS** Property  
Redress  
Scheme



**Adam Hymas**  
BESPOKE PROPERTY

AGENCY

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.





**TEL:** 01653 524181

**WHATSAPP:** 07470061481

**EMAIL:** [Enquiries@bespokepropertyagency.co.uk](mailto:Enquiries@bespokepropertyagency.co.uk)



**Adam Hymas**

BESPOKE PROPERTY

AGENCY