

## 14 POPLAR VIEW NORTON



**A well-presented end terrace house in a quiet, edge of town location, offering two-bedroom accommodation with a long rear garden.**

Sitting Room, Kitchen Diner,  
First Floor Landing, Two Bedrooms & Shower Room.  
Gas Central Heating & uPvc Double-Glazing.  
Lengthy Rear Garden, Two Outhouses & Yard.  
No onward chain.

**GUIDE PRICE £155,000**

14 Poplar View is a well-presented end terrace house, offering two-bedroom accommodation with the advantage of a good-sized rear garden. The property enjoys a quiet location off Scarborough Road, and benefits from uPvc double-glazing and gas central heating.

The accommodation amounts to over 610sq.ft and includes a sitting room, a modern kitchen diner, first floor landing, two bedrooms and a shower room. Immediately behind the house is a concrete yard area with two brick outhouses. Beyond here is a surprisingly lengthy garden, which is mostly laid to lawn. The house has previously served as a successful rental investment, but will also appeal to first time buyers, and is offered for sale with no onward chain.

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. Poplar View is located off Scarborough Road, on the north-eastern edge of Norton.

## **ACCOMMODATION**

### **FRONT DOOR**

Leading to:

### **SITTING ROOM**

3.9m x 3.6m (min) (12'10" x 11'10")

Feature fireplace. Staircase to the first floor. Telephone point. Television point. Two fitted storage cupboards. Casement window to the front. Radiator.



### **KITCHEN DINER**

3.9m x 2.6m (12'10" x 8'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric oven. Automatic washing machine point. Gas fired combination boiler. Cupboard housing the electricity meter and consumer unit. Two casement windows and a door to the rear. Radiator.





## FIRST FLOOR

### LANDING

### BEDROOM ONE

3.6m x 3.1m (min) (11'10" x 10'2")

Television point. Casement window to the front. Radiator.



### BEDROOM TWO

2.7m x 2.3m (8'10" x 7'7")

Loft hatch. Casement window to the rear. Radiator.



### SHOWER ROOM

2.6m x 1.5m (8'6" x 4'11")

White suite comprising shower cubicle, wash basin and low flush WC. Casement window to the rear. Radiator.



## OUTSIDE

Immediately behind the house is a yard area with two brick and tile outhouses, beyond which is a lawned garden. From this garden area a narrow access strip leads to a further area of land, which is beyond the neighbour's garage. Parking is available on the street in front of the terrace. A pedestrian right of way passes over the yard.





## GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.  
Gas central heating.

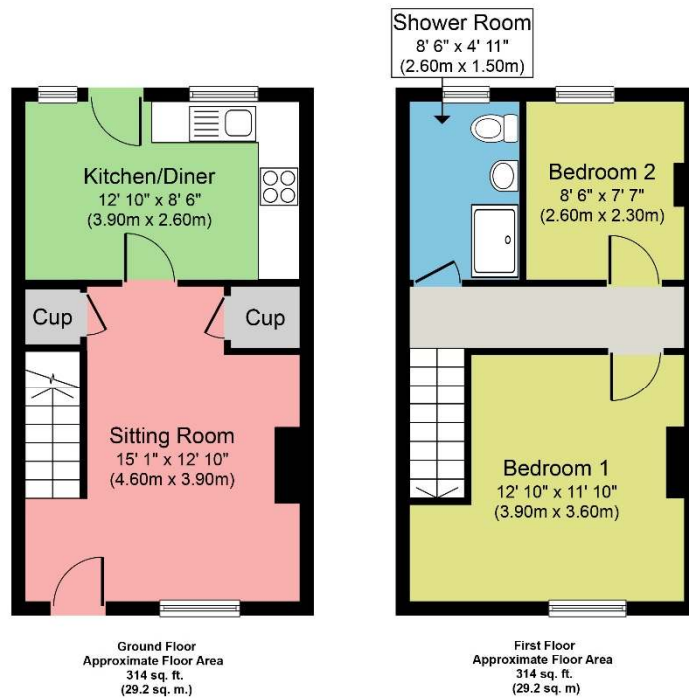
Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

EPC Rating: Current: D57. Potential: B90.

Viewing: Strictly by appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com