

43 SCARBOROUGH ROAD NORTON



A mid-terrace, stone-built cottage offering two-bedroom accommodation in a central location, together with easily maintained gardens.

Accommodation comprises open-plan lounge diner, kitchen, first floor landing, two bedrms, house bathroom & boarded attic room.

Gas central heating & uPvc double-glazing.

Easily maintained gardens to the front & rear.

No onward chain.

GUIDE PRICE £139,950

This mid-terrace cottage is constructed principally of stone beneath a slate roof, and is discreetly positioned just off Scarborough Road, in a convenient location for all town centre amenities.

The property could do with some updating, but benefits from gas central heating and uPvc double-glazing, and the accommodation comprises: open-plan lounge diner, kitchen, first floor landing, two bedrooms and a house bathroom. A further staircase from the main bedroom gives access to a useful attic room. Externally there are easily maintained gardens to the front and rear.

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. 43 Scarborough Road is located within a short walk of town centre amenities and is clearly identified by our 'For Sale' board.

ACCOMMODATION

LOUNGE DINER

6.4 x 4.0m (21'0" x 13'1")

Feature fireplace. Staircase to the first floor. Understairs storage space. Casement window to the front. Radiator.



KITCHEN

3.6m x 2.4m (11'10" x 7'10")

Range of kitchen units incorporating a stainless steel sink unit, four ring gas hob and electric double oven. Automatic washing machine point. Vaillant gas fired combination boiler. Casement window and door to the rear.



FIRST FLOOR

LANDING

Mains wired smoke alarm.

BEDROOM ONE

3.3m x 2.9m (max) (10'10" x 9'6")

Fitted wardrobe. Casement window to the front. Radiator. Door giving access to the staircase leading to the attic room.



BEDROOM TWO

2.5m x 1.9m (8'2" x 6'3")

Coving. Casement window to the rear. Radiator.



BATHROOM & WC

2.5m x 2.0m (8'2" x 6'7")

White suite comprising bath with shower over, wash basin and low flush WC. Coving. Extractor fan. Casement window to the rear. Radiator.



SECOND FLOOR

ATTIC ROOM

3.9m x 3.9m (max) (12'10" x 12'10")

Access to eaves storage. Laminate flooring. Casement window to the rear. Radiator.



OUTSIDE

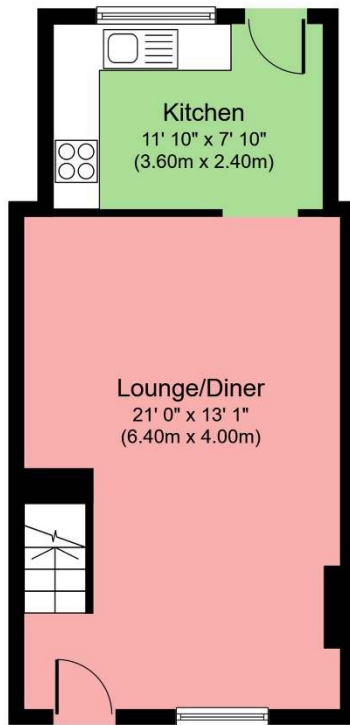
A set of steps from Scarborough Road lead down to the property, which is set behind an open-plan front garden with gravelled area and a concrete path to the front door. Behind the cottage is an enclosed garden area, which has been hard landscaped for ease of maintenance, with rear pedestrian access and a timber garden shed.

GENERAL INFORMATION

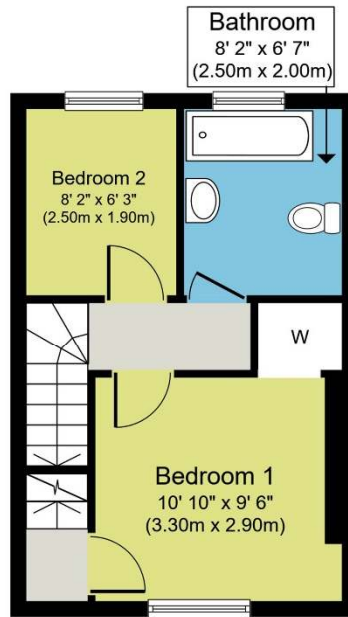
Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 8AA.
EPC Rating:	Current: D59. Potential: B87.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



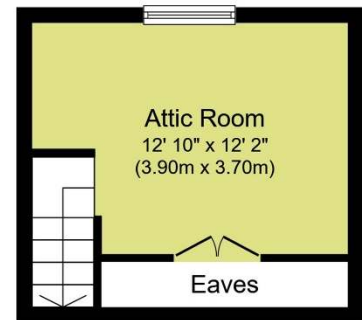
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



Ground Floor
Approximate Floor Area
377 sq. ft.
(35.0 sq. m.)



First Floor
Approximate Floor Area
282 sq. ft.
(26.2 sq. m.)



Second Floor
Approximate Floor Area
143 sq. ft.
(13.3 sq. m.)

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.

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