

## 1 VINE HILL NORTON



**A double fronted semi-detached house, tucked away in a private location just off Commercial Street & providing two-bedroom accommodation.**

Entrance lobby, sitting room, kitchen diner,  
First floor landing, two bedrooms, bathroom & WC.  
Gas central heating & uPvc double-glazing.  
Lawned garden.  
Ideal buy-to-let investment or first home.

**GUIDE PRICE £150,000**

Vine Hill is a little-known address, consisting of just two properties and is tucked away off the northern side of Commercial Street. Number 1 is a double-fronted semi-detached house, which provides centrally heated and double-glazed two-bedroom accommodation. Despite its central location within the town, the property enjoys surprisingly peaceful surroundings.

The accommodation is arranged over two floors and includes a sitting room with gas fire, a spacious kitchen diner, and two bedrooms and a bathroom to the first floor. The property also benefits from a lawned garden directly in front. The property is currently let on an Assured Shorthold Tenancy with a passing rent of £625 per calendar month.

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.

### **ACCOMMODATION**

#### **ENTRANCE LOBBY**

Tiled floor. Staircase to the first floor. Electric meters and fuse box.

#### **SITTING ROOM**

4.0m x 2.7m (13'1" x 8'10")

Living flame gas fire with timber surround, tiled insert and hearth. Coving. Television point. Understairs cupboard. Casement window to the front. Radiator.



#### **KITCHEN DINER**

4.1m x 3.7m (13'5" x 12'2")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Four ring gas hob with extractor hood above. Electric oven. Automatic washing machine point. Understairs cupboard. Cupboard housing the gas fired combination boiler. Coving. Casement windows to the front and side. Radiator.



### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE**

3.9m x 2.7m (12'10" x 8'10")

Fitted wardrobe. Casement window to the front. Radiator.



#### **BEDROOM TWO**

3.7m x 1.9m (min) (12'2" x 6'3")

Fitted wardrobe. Stripped floorboards. Casement window to the front. Radiator.

## BATHROOM & WC

2.7m x 2.0m (8'10" x 6'7")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Stripped floorboards. Casement window. Radiator.



## OUTSIDE

To the front of the property is a lawned garden with a variety of shrubs. The neighbouring house benefits from a pedestrian right of way in front of the property.



## DIRECTIONS

The property is accessed on foot via a path which leads along the side of 95 Commercial Street (Kobus International Supermarket).

## 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: E52. Potential: B81.  
Post Code: YO17 9JB.  
Viewing: Strictly by appointment through the Agent's office in Malton.



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 lending 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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