

157 LANGTON ROAD NORTON



A detached three-bedroom bungalow in need of cosmetic updating, in a popular location on the southern fringes of town, together with pretty gardens, garage & driveway.

Entrance hall, lounge diner, kitchen,
three bedrooms, bathroom & separate WC.

Gas central heating. Upvc double-glazing.

Pretty gardens to three sides. Tarmac driveway. Single garage.

Excellent potential to modernise & update.

No onward chain.

OFFERS OVER £225,000

This detached bungalow is believed to date from the late 1960s and is positioned on the southern fringes of Norton. The property is now in need of modernisation and improvement but has had a replacement boiler installed recently as well as upgrades to the electrical wiring and offers excellent potential.

The accommodation amounts to approximately 908sq.ft and briefly comprises entrance hall, 22ft lounge diner, kitchen, three bedrooms, bathroom and separate WC. There is uPvc double-glazing throughout and gas central heating.

Externally a tarmac driveway leads to an attached single garage with electric roller shutter door, and there are attractively landscaped gardens to the front, side 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. 157 Langton Road is located on the periphery of the town but is still well placed for access to town centre amenities.



ACCOMMODATION

ENTRANCE HALL

Coving. Loft hatch. Electric night storage heater. Radiator.

LOUNGE DINER

6.8m x 3.9m (max) (22'4" x 12'10")

Gas fire within a stone surround. Television point. Casement windows to the front and side. Electric night storage heater.



KITCHEN

3.6m x 2.7m (11'10" x 8'10")

Range of kitchen units incorporating a double drainer sink unit. Electric cooker point. Automatic washing machine point. Door and casement window to the side. Radiator.



BEDROOM ONE

4.5m x 3.0m (14'9" x 9'10")

Coving. Range of fitted wardrobes. Casement window to the rear. Radiator.



BEDROOM TWO

3.0m x 2.7m (9'10" x 8'10")

Coving. Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM THREE

3.3m x 2.4m (10'10" x 7'10")

Coving. Fitted wardrobe. Casement window to the side. Radiator.

BATHROOM

1.7m x 1.7m (5'7" x 5'7")

Coloured suite comprising bath with shower over and wash basin. Extractor fan. Casement window to the side. Radiator.

SEPARATE WC

2.7m x 0.8m (8'10" x 2'7")

Low flush WC. Casement window to the side.

OUTSIDE

The bungalow is set behind a front garden with lawn and shrub border. A tarmac driveway runs alongside the property and leads to an attached single garage. There is a further strip of garden along the southern side of the bungalow, but the majority is located to the rear and laid to lawn, with shrub border around the perimeter and fenced boundaries.



ATTACHED GARAGE

5.2m x 2.7m (17'1" x 8'10")

Electric roller shutter door. Electric light and power. Personnel door to the side. Gas central heating boiler.



GENERAL INFORMATION

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

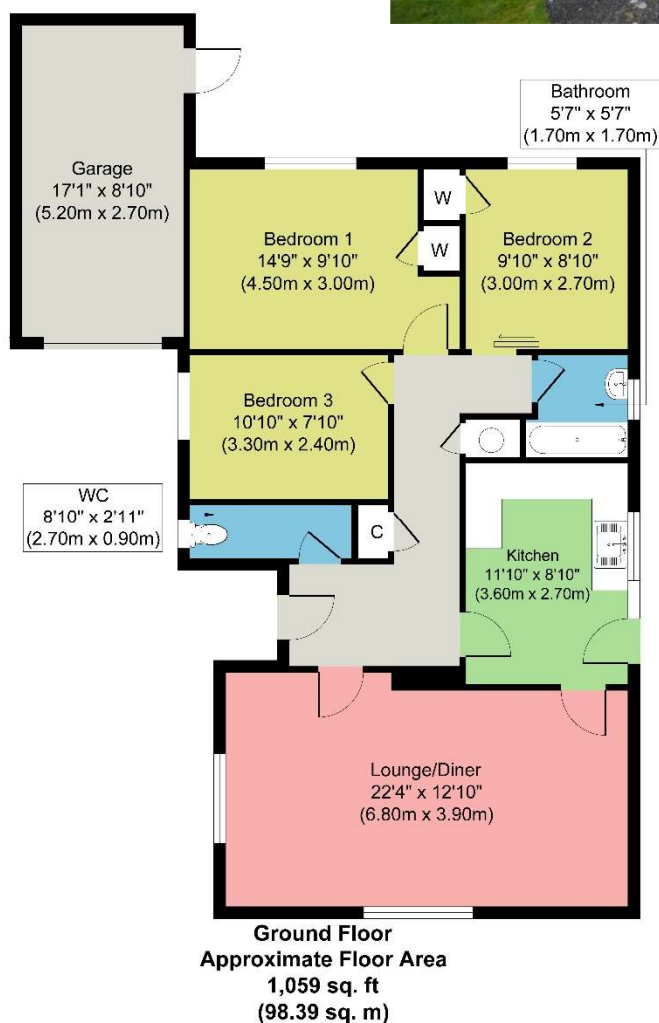
Council Tax: Band: D (North Yorkshire Council).

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

Post Code: YO17 9AF.

EPC Rating: Current: D61. Potential: B83.

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.