



## 15 Glenmore Drive | Norton, Malton

A three bedroom semi-detached family home situated close to Norton's excellent local shopping and transport facilities, and within walking distance of Malton's railway and bus stations. Glenmore Drive is a desirable residential location, and it is rare for similar properties to be placed on the open market. No onward chain.

- A well-proportioned three bedroom semi-detached house
- Open plan sitting room/dining room, kitchen
- Front and rear gardens
- Convenient and popular residential location
- In need of some modernisation
- Three bedrooms and family bathroom
- Detached garage
- No onward chain

**Guide Price £225,000**



# 15 Glenmore Drive | Norton, Malton



## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

Stair case to first floor, electric storage heater.

### KITCHEN

11'8" x 10'3" (3.56m x 3.12m)

Rear aspect uPVC double glazed window, range of base and wall mounted units, 1.5 bowl sink and drainer, spaces for cooker, tiled floor.

### SITTING / DINING ROOM

22'4" x 13' (6.81m x 3.96m)

Dual aspect with uPVC double glazed window to the front, uPVC double glazed sliding doors to the rear, gas fireplace on marble hearth with surround and mantelpiece., electric storage heater.

### TO THE FIRST FLOOR

### LANDING

Side aspect uPVC double glazed window.

### BEDROOM 1

11'7" x 10'10" (3.53m x 3.30m)

Rear aspect uPVC double glazed window, electric storage heater.

### BEDROOM 2

11'2" x 9'8" (3.40m x 2.95m)

Front aspect uPVC double glazed window, fitted wardrobes, airing cupboard housing the hot water cylinder,

### BEDROOM 3

9'8" x 7'3" (2.95m x 2.21m)

Front aspect uPVC double glazed window, electric storage heater.

### BATHROOM

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath with shower over, pedestal wash hand basin, wc, part tiled walls, heated towel rail.



## OUTSIDE

Number 15 is approached via a private driveway leading to the detached garage, together with lawned garden and herbaceous borders to the front. To the rear, the garden is mainly laid to lawn with patio area and walkway to the side.

## GARAGE

17'3" x 8'2" (5.26m x 2.49m)

With up and over door to the front.

## SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

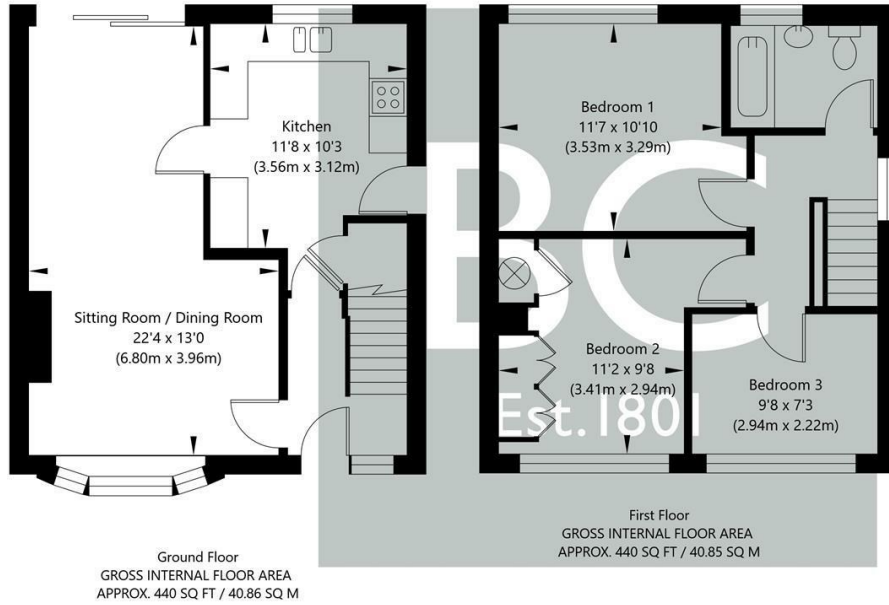
## ENERGY PERFORMANCE RATING

Assessed in Band D.



# 15 Glenmore Drive | Norton, Malton

Glenmore Drive, York, YO17 9DE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 880 SQ FT / 81.71 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

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## COUNCIL TAX BAND

C

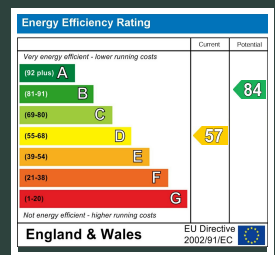
## ENERGY PERFORMANCE RATING

D

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[boultoncooper.co.uk](http://boultoncooper.co.uk)



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**BC**  
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