



## 17 Field View | Norton, Malton

A three bedroom terraced property in this popular residential area within easy reach of Norton and Malton's excellent shopping and transport facilities, and with easy access onto the A64 York, Scarborough and Leeds. To the rear is an enclosed lawned garden with a patio area.

- Three bedroom terraced property
- Three bedrooms and family bathroom
- Off street parking and garage
- Living room and kitchen
- Lawned garden to front and rear
- No onward chain

**Guide Price £235,000**





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## ACCOMMODATION ON THE GROUND FLOOR ENTRANCE HALL

### SITTING ROOM 15'11" x 11'11" (4.85m x 3.63m)

Front aspect uPVC double glazed window, recess under stairs, 2 no. radiators.

### KITCHEN 11'11" x 9'2" (3.63m x 2.79m)

Rear aspect uPVC double glazed windows, range of base and wall mounted units, sink and drainer with chrome mixer taps, integral Indesit oven with four ring gas hob over, plumbing for washing machine and dishwasher, double radiator.

## TO THE FIRST FLOOR LANDING

### BEDROOM 1 17'3" x 8'7" (5.26m x 2.62m)

Front aspect uPVC double glazed window, fitted wardrobes, radiator.

### BEDROOM 2 12' x 9'8" (3.66m x 2.95m )

Rear aspect uPVC double glazed windows, fitted wardrobe, radiator.

### BEDROOM 3 8'7" x 8'4" (2.62m x 2.54m)

Front aspect uPVC double glazed window, fitted wardrobe, airing cupboard, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc, part tiled walls, tiled floor, chrome heated towel rail.



## OUTSIDE

To the front, there is a lawned garden with tarmacadam driveway to the side, leading to single garage. To the rear is an enclosed lawned garden with herbaceous borders and patio area.

## SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. 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 upon 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.

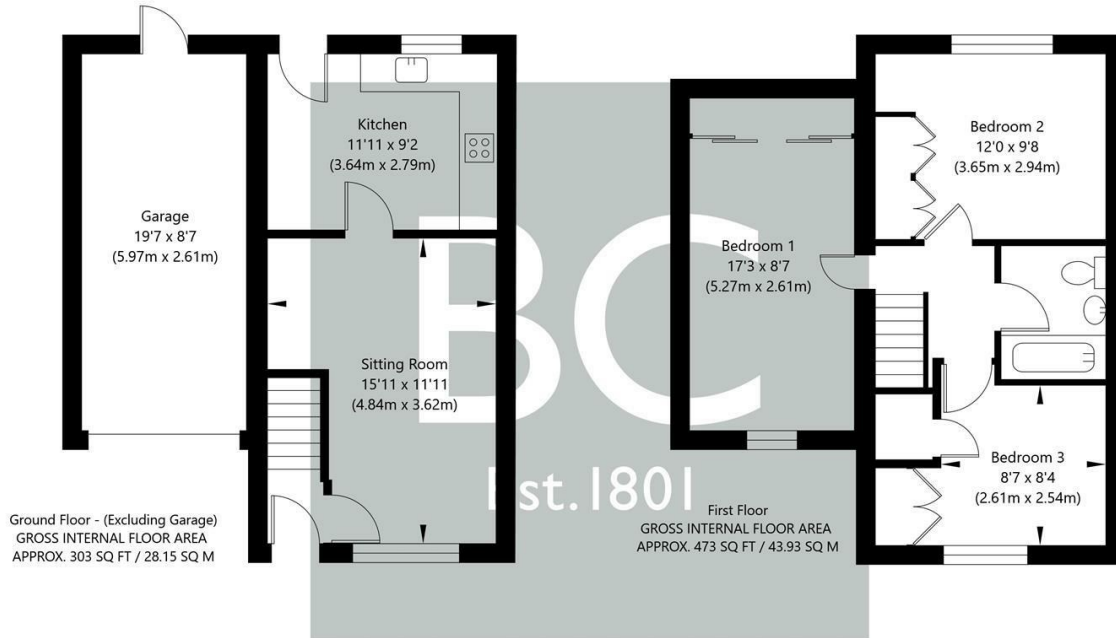
## ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online or at our Malton Office.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 776 SQ FT / 72.08 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## COUNCIL TAX BAND

C

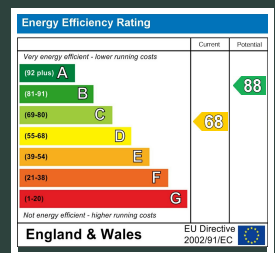
## ENERGY PERFORMANCE RATING

D

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**BC**  
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