



61 Scarborough Road | Norton, Malton

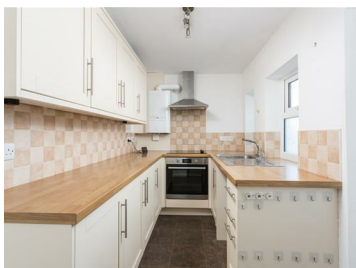
A modernised two bedroom mid-terrace cottage, situated within walking distance of Norton's excellent shopping and transport amenities. To the outside, the property is complemented by a forecourted front garden, and to the rear; there is vehicular access plus a detached rear garden.

- A two bedroom, period mid-terrace cottage
- Two bedrooms and family bathroom
- Convenient location close to Norton High Street and Malton town centre
- Modern fitted kitchen, living room and dining area
- Gardens to the front and rear
- No onward chain

Guide Price £157,500



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ACCOMMODATION ON THE GROUND FLOOR

SITTING ROOM

12'3" x 11' (3.73m x 3.35m)

Front aspect double glazed window, wall mounted gas fire, storage cupboard, TV aerial point, and smoke alarm.

DINING AREA

9'7" x 9' (2.92m x 2.74m)

Rear aspect double glazed window, exposed ceiling timbers, and under stairs cupboard.

KITCHEN

10'9" x 6' (3.28m x 1.83m)

With a range of modern fitted base and wall mounted units and work surfaces over, stainless steel single sink and drainer, tiled splash back area, electric oven and 4 ring hob, overhead spotlights, two rear aspect double, uPVC door to yard area. 'Ideal' gas boiler.

TO THE FIRST FLOOR

GALLERIED LANDING

9'5" x 5'1" (2.87 x 1.55)

Radiator, and skylight.

BEDROOM 1

12'1" x 11' (3.68m x 3.35m)

Front aspect double glazed window, radiator and TV aerial point.

BEDROOM 2

9'5" x 6'7" (2.87m x 2.01m)

Rear aspect double glazed window, radiator, power point, TV aerial point.

BATHROOM

6'0" x 11'0" (1.83 x 3.35)

A three-piece suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, and low flush wc. Rear aspect double glazed window, radiator, and extractor fan.



OUTSIDE

To the front is a small garden and to the rear, there is vehicular access, and a detached garden area.

VIEWING

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

DIRECTIONS

Leave Malton via Castlegate, proceed over the railway crossing and bear left. At the mini roundabout go straight ahead onto Commercial Street. Continue straight ahead at the second mini roundabout on to Scarborough Road and over the bridge, and no.61 can be found on the left hand side.

SERVICES

Mains electricity, gas, water, and drainage.

COUNCIL TAX

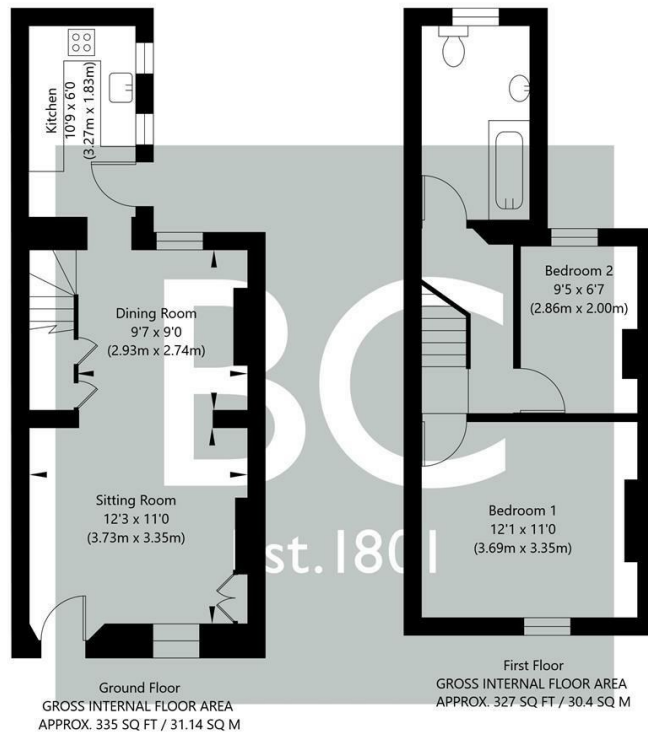
We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full Energy Performance Certificate can be viewed at our Malton office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 662 SQ FT / 61.54 SQ M
 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

B

ENERGY PERFORMANCE RATING

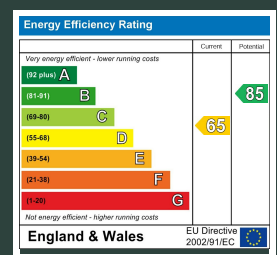
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Est. 1801