

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



90 COMMERCIAL STREET, NORTON, MALTON, YO17 9ES

A grade II listed property with South facing garden, garage and a range of outbuildings

Entrance Hall

Conservatory

Studio

Sitting Room

Three bedrooms

Garage & Workshop

Living Room

Attic Room/4th Bedroom

Driveway Parking

Kitchen

Gas Central Heating

Enclosed Rear Garden

PRICE GUIDE £275,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

90 Commercial Street is a spacious 4 bedroom Grade II listed property with a garage and a range of useful outbuildings. The property would benefit from some modernisation but offers spacious accommodation arranged over three floors. The accommodation briefly comprises; a fitted breakfast kitchen, two reception rooms one with open fire and a conservatory overlooking the rear garden. On the first floor there are three bedrooms and a house bathroom. The second floor there is a spacious attic room/fourth bedroom.

Outside there is a spacious south facing enclosed garden with ample parking for several vehicles and an interesting range of brick outbuildings and a large garage/studio.

Malton and Norton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, a variety of sporting and social clubs and an interesting and diverse range of shops. Norton college is within walking distance as is Norton Primary School. Malton has gained regional acclaim for its regular food festivals. The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent valley walks and Howardian Hills Area of Outstanding Natural Beauty are all within easy reach.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating, partial uPVC Double Glazing.

Council Tax: We are informed by Ryedale District Council that this property falls in band C.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

Ground Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



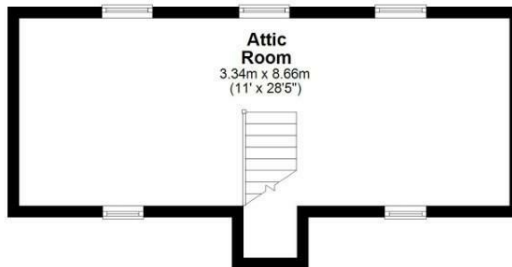
First Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Second Floor

Approx. 30.0 sq. metres (323.3 sq. feet)



Total area: approx. 150.4 sq. metres (1619.2 sq. feet)
90 Commercial Street, Norton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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