

# Rounthwaite R&W Woodhead

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

## 19 THE AVENUE, NORTON, MALTON, YO17 9EF



- Attractive 1930s three bedroom detached bungalow
- Ground-floor bedroom and two first floor bedrooms with en-suites
- Detached garage and ample off-street parking
- Located on a private and highly sought after Avenue in Norton
- Beautiful South facing garden with patio area
- Within easy reach of the Town's amenities

**PRICE GUIDE £549,500**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

A 1930s Three-Bedroom Detached Bungalow with South-Facing Garden in a prime residential location.

Tucked away on a quiet no-through road in one of Norton's most sought-after locations, this attractive detached bungalow enjoys a generous and private plot with a well maintained south-facing garden. The setting is peaceful, secluded and not overlooked.

The accommodation is spacious and well laid out with a welcoming entrance hall which leads into a generous sitting room with a gas fire and views across the garden, a fitted kitchen with space for dining is to the front of the property with a separate formal dining room and a sun room which opens to the garden. There is a ground-floor bedroom served by a shower room across the hallway.

Upstairs, there are two further double bedrooms, each with en-suite facilities and built-in wardrobes. There is also useful additional storage space in the eaves.

Externally, the property features a delightful south-facing garden. Mainly laid to lawn, it is bordered with hedging and mature shrubs with a paved patio area for sitting out. A detached single garage and ample off-street parking are accessed from the front of the property.

The property offers excellent potential to modernise/extend, subject to the necessary consents.

## General Information

Services: Mains gas, water and electricity. Connection to mains drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: Band F.







# Accommodation



Total area: approx. 137.5 sq. metres (1479.6 sq. feet)  
**19 The Avenue. Norton**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

Rounthwaite **R&W** Woodhead