

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

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) 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		
	48	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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
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