

# Rounthwaite R&W Woodhead

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

**1 PLUM STREET, YO17 9JA**



- Well-presented two-bedroom end-terrace close to Norton's main street
- Modern kitchen with breakfast bar, dining area and characterful sitting room
- Recently upgraded heating system, roof and insulation
- Enclosed rear garden with covered seating and insulated, powered outbuilding

**PRICE GUIDE £210,000**

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

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

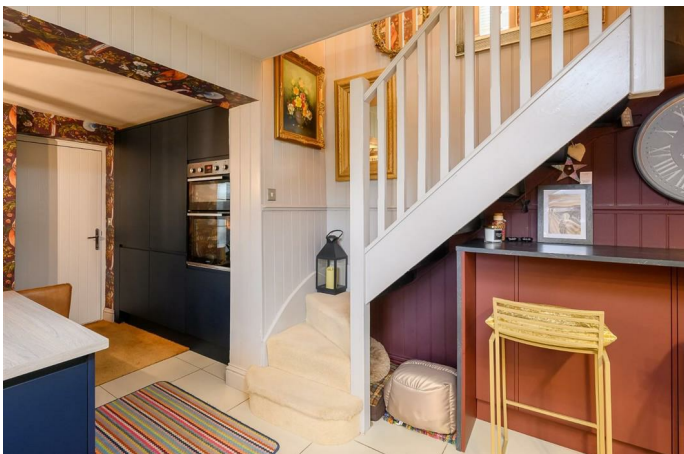
## Description

A beautifully presented two-bedroom end-terrace property tucked just off Norton's main street, conveniently located for local amenities.

Significantly improved in recent years, the property benefits from an updated heating system, along with a recent new roof and improved insulation throughout. The accommodation features a modern kitchen with breakfast bar flowing into a dining area, along with a front-facing sitting room with exposed brick fireplace. Upstairs there are two bedrooms and an impressive bathroom suite. Externally, the enclosed rear garden includes a charming wooden-framed canopy ideal for outdoor seating, with a fully insulated outbuilding with lighting and power at the end of the garden offering excellent potential for a home office or various other uses.

Norton & Malton 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 a short walk 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.

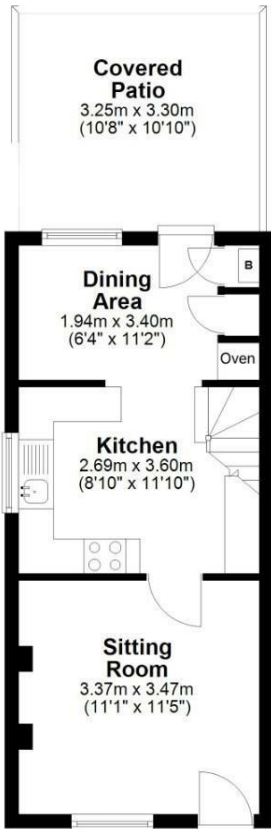
## General Information



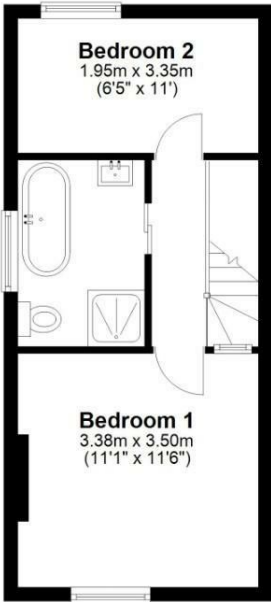


# Accommodation

**Ground Floor**  
Approx. 28.5 sq. metres (306.3 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.3 sq. feet)



Total area: approx. 56.9 sq. metres (612.6 sq. feet)  
**1 Plum 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		
	77	83
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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](http://www.rounthwaite-woodhead.com)

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