

Mark Stephenson's

ESTATE & LETTING AGENTS



155 Welham Road, Norton, Malton, YO17 9DU

£315,000

- Sought after residential location
- Backing onto open fields
- Mature gardens & single garage
- Good sized reception rooms
- Three well sized bedrooms
- Gas c/htg and uPVC d/glazing
- Superb kitchen refitted in 2023
- Ground floor cloaks/WC

155 Welham Road, Norton YO17 9DU

A traditional style bay fronted semi in this highly regarded edge of town location enjoying open front aspects whilst backing onto open fields at the rear. Generous overall accommodation including porch, hallway, two separate receptions, conservatory, 2023 refitted kitchen, three good bedrooms and shower room. The gardens are extremely well established, off road driveway parking and single detached garage.



Council Tax Band: D



General info

Malton offers an excellent range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

Porch

External uPVC door and double glazed windows. Inner door into the hallway.

Hallway

Quarry tiled floor, cloaks cupboard at the bottom of the staircase, radiator.

WC

Two piece modern suite, side window.

Lounge

Front facing reception room with deep bay window and radiator below. Living flame gas fire in a traditional style surround, dado rail and ceiling coving.

Dining room

Wall mounted electric fire, radiator, double doors into the conservatory.

Conservatory

Double glazed windows onto a brick base with double doors leading into the rear gardens.

Kitchen

All very smart having only been refitted in 2023 to include a range of base and wall level units, integrated fridge and freezer, built in oven, induction hob and extractor and dishwasher. Plumbing for washer, side and rear facing windows.

Landing

Side facing window, hatch to the loft space.

Bedroom Front

Front facing bay window towards Malton & Norton Golf Club in the distance, built in wardrobes, radiator.

Bedroom rear

Generous double with rear facing window onto the open fields, built in wardrobes, radiator.

Bedroom

Rear window, radiator.

Bathroom

With windows both to the side and front aspects, large walk in shower, WC and wash hand basin, cupboard housing the gas central heating boiler, radiator.

Outside

Mature area of garden to the front behind the traditional brick wall and hedge. The driveway gives access to the garage.

Garage

Brick built under a pitched tile roof with double doors, power and light connected.

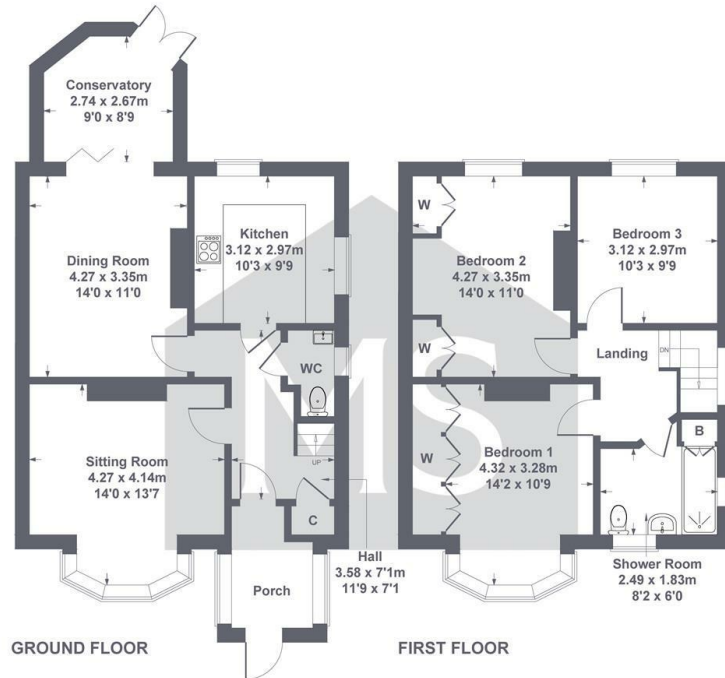
Rear gardens

Particularly mature and well established enjoying open aspects onto open fields immediately behind. Laid mainly to lawn with generous flagged patio area and timber garden shed.

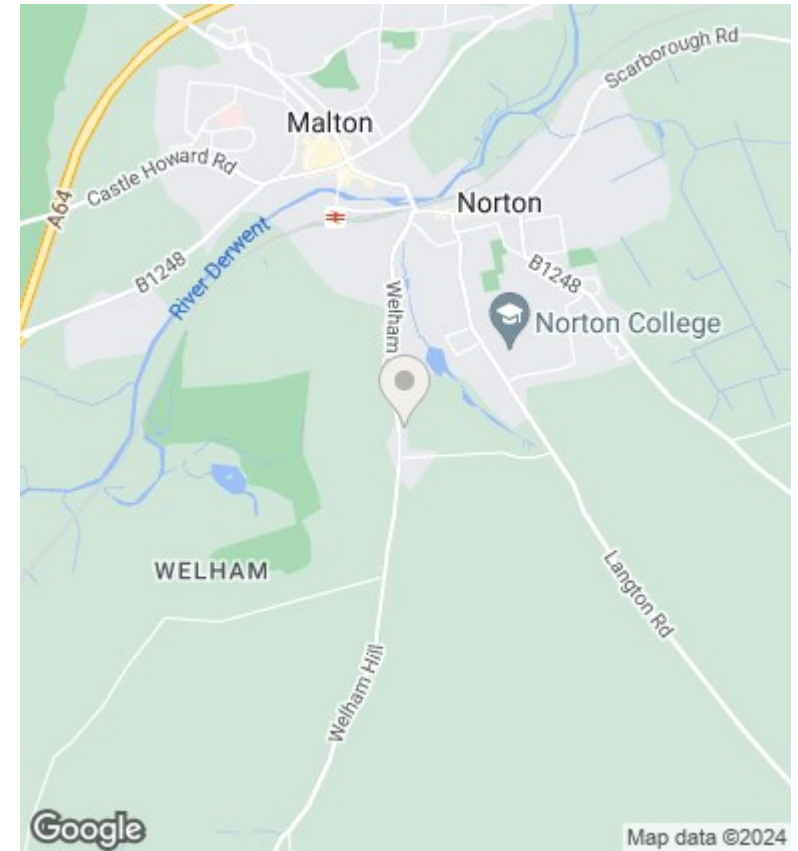




Approximate Gross Internal Area 1224 sq ft - 114 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023



Directions

Head into Norton from Malton bearing right from the level crossing onto Welham Road. Proceed for some good distance passing the entrance to Malton & Norton Golf Club, number 155 is on the left side identified by our for sale board

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

D

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