

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 16 Sutton Street, Norton, Malton, YO17 9AW

£247,500

- Traditional 1930's semi detached
- Established rear gardens
- Three bedrooms, refitted bathroom
- Located just off Langton Road
- Two generous receptions
- Gas central heating system
- Improved/updated in recent years
- Extended and refitted kitchen

# 16 Sutton Street, Norton YO17 9AW

16 Sutton Street is a typical 1930's semi in this well established part of Norton directly off Langton Road within easy reach of the varied range of amenities in both Norton and Malton. The current owners have sympathetically improved and updated the property in the last small few years to create a wonderful family home with a nicely established rear garden together with brick/tiled detached garage. There are two generous reception rooms, a kitchen which has been tastefully refitted and extended into the original outhouses, upstairs there are three bedroom and a refitted traditional style bathroom.



Council Tax Band: C





#### General information/location

Malton and Norton offer an excellent range of amenities including a Railway Station within a few minutes walk. Local Primary and Secondary Schools are also excellent and within walking distance of the home. Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

#### Services

All mains are connected to the property.

#### Porch

Inner door, Leading to:

#### Front Reception Room

Front Bay Window, Radiator.

#### Lounge

Log Burning Stove, Rear Window, Radiator.

#### Kitchen

Tastefully re-fitted and extended into what were the original outhouses. Built-in Fridge/Freezer, Built-in Dishwasher, Belfast Sink,

Side and Rear Windows, Quarry-Tiled Floor, Understairs Pantry, Side Door.

Landing  
Stairwell.

#### Bedroom 1

Front Bay Window, Radiator, Built-in Cupboard.

#### Bedroom 2

Rear Window, Radiator, Cupboard housing Gas Combi Boiler.

#### Bedroom 3

Front Window, Radiator.

#### Family Bathroom

Modern 3 Piece White Suite, Tiled Walls, Heated Towel Rail, Over-Bath Shower.

#### Front Aspect

Off-Road Parking, Wide Pathway to the rear garden.

#### Rear Garden

Nicely Established plot to lawn with patio area.

#### Garage

17'6 x 9

Brick built with Slate tile roof, Double Doors and Side Door.

(Please note: The driveway to the side is not sufficiently wide enough for a vehicle).

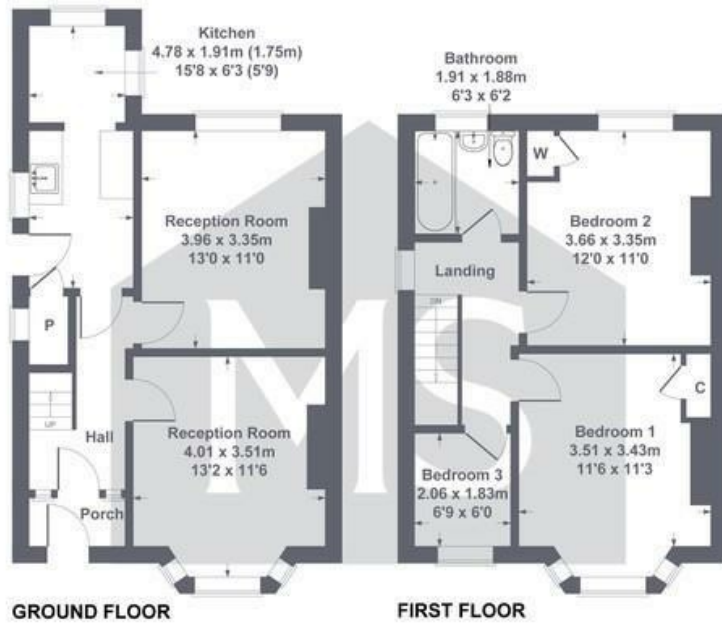








Approximate Gross Internal Area 939 sq ft - 87 sq m



**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. 2024



## Directions

## Viewings

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

## Council Tax Band

C

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |