

Mark Stephenson's

ESTATE & LETTING AGENTS



20 Rosedale Avenue, Norton, Malton, YO17 9DL

£285,000

- Recently extended semi detached home
- Three reception rooms
- Modern family bathroom
- Established edge of town location
- Kitchen & appliances, utility, WC
- Generous size rear garden plot
- Generous overall accommodation
- Four bedrooms, en-suite shower room
- Replacement windows, modern boiler

20 Rosedale Avenue, Norton YO17 9DL

Recently extended semi now providing excellent four bed accommodation standing within a mature and larger than average rear garden plot. Hallway, lounge, fitted kitchen with appliances, conservatory, dining room, utility & WC, four bedrooms, en-suite shower room and family bathroom. In excellent order throughout 20 Rosedale Avenue is on the very edge of Norton in a well established location with amenities, schools and Tesco only close by. Replacement windows and gas central heating from a modern combi boiler. Extends to approx 1238 sqft internally.



Council Tax Band: C



General information

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. Rosedale Avenue is on the edge of Norton leaving on the Beverley Road, take the very last left turn (immediately after the mini roundabout with Tesco on the right) into Rosedale Avenue, number 20 is the first house on the left side.

Hallway

Main front door, stairs straight ahead to the first floor, radiator.

Lounge

Front window with radiator below.

Kitchen

Generous in size with a smart range of both base and wall level units, integrated electric oven, microwave, hob with hood over, dish washer, fridge and freezer. Under stairs cupboard, rear window and French doors into the conservatory.

Conservatory

Double glazed with French doors into the garden.

Dining room

French doors into the rear gardens, radiator.

Utility

Base cupboards, sink unit, cupboard housing Ideal gas combi boiler, plumbing for washer, front facing window and radiator.

WC

Two piece suite.

First floor landing

Hatch with ladder to the loft space. Built in cupboard.

Bedroom 1

Rear and side facing windows, radiator.

En-suite shower room

Tiled walls, shower cubicle, WC and wash basin. Front window, heated towel rail.

Bedroom 2

Front window, radiator.

Bedroom 3

Rear window, radiator.

Bedroom 4

Front window, radiator.

Bathroom

Modern three piece suite, heated towel rail, radiator.

Outside

Low maintenance at the front having no lawn, brick paved off road

parking area. Gated at the side into an area of enclosed garden with further gate into the rear. The rear garden plot is extremely well established and of a generous/larger than average size laid mainly to lawn together with generous flagged patio area. Useful detached timber shed approx 19ft 9 X 10ft 4. Well established fenced boundaries.

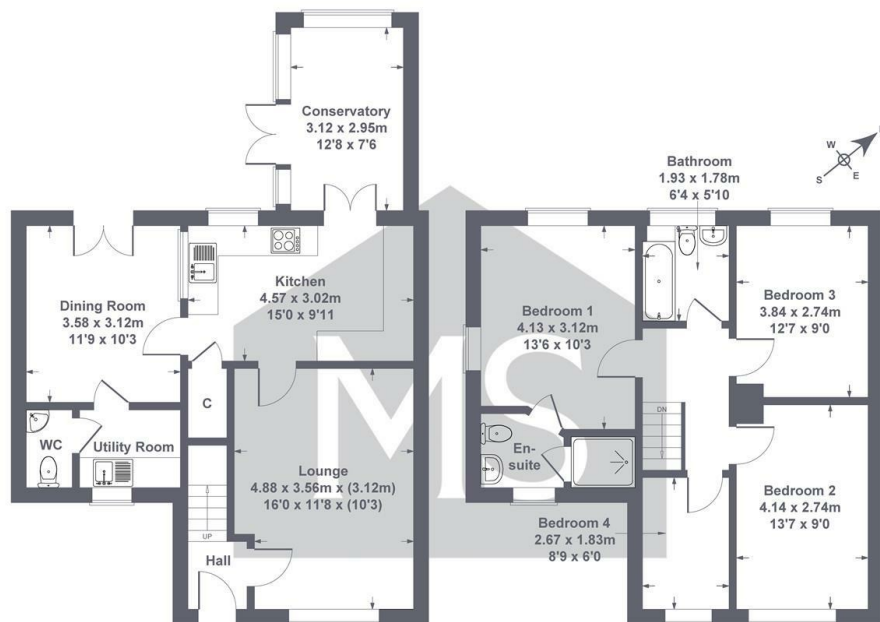
Services

Mains water, electricity, gas and drainage.





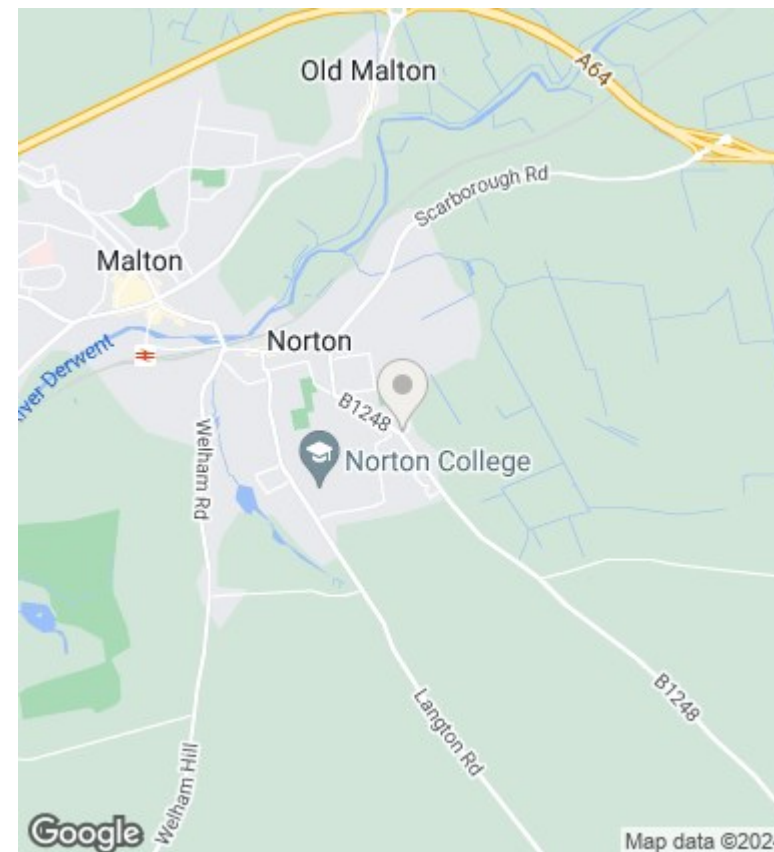
Approximate Gross Internal Area 1238 sq ft - 115 sq m



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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	