

Mark Stephenson's

ESTATE & LETTING AGENTS



113 Welham Road, Norton, Malton, YO17 9DU

£250,000

- OPEN VIEWING 11-1PM SAT 3RD AUG
- Lovely established gardens
- Long driveway, single brick garage
- Highly favoured residential location
- Requires modernisation generally
- Offered for sale with no chain
- Two receptions, three bedrooms

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113 Welham Road, Norton YO17 9DU

OPEN VIEWING SAT 3rd AUG 11am-1pm

Traditional semi in this favoured part of Norton in need of general updating/modernisation offered with no onward chain. Hallway, two receptions, kitchen, porch/conservatory, three bedrooms, bathroom and separate WC. Extremely well established gardens, long driveway and detached brick garage. In all a lovely traditional property with considerable potential located within this ever popular residential area on the outskirts of town.



Council Tax Band: D



Location/general info

Welham Road is most certainly highly favoured within Norton, it heads out more or less southerly from the town towards delightful open country and endless walks, number 113 is opposite to the turning/entrance for Malton and Norton Golf Club with it's immaculately groomed and maintained 27 holes.

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.

Services

Mains supply of water, electricity and drainage.

The house is not connected to mains gas although is available on Welham Road itself. A standard process to connect to mains gas would need to be followed should this be the route a buyer wishes to take. We believe the following link should provide the necessary information.

<https://www.northerngasnetworks.co.uk/gas-connections/get-connected/what-to-expect-2/>

Hallway

Stairs to the first floor.

Dining room

Bay style front facing window. Open fire in tiled surround.

Dining room

Rear window. Open fire in tiled surround.

Kitchen

Base and wall level units. Side window. Rear door into;

Conservatory/porch

Giving access directly into the rear gardens.

Landing

Bedroom 1

Front facing window.

Bedroom 2

Rear facing window.

Bedroom 3

Front window.

Bathroom

Rear window, old fashioned two piece suite.

Separate WC

WC. Side window.

Outside front

Mature and well screened garden plot at the front side.

Long driveway giving access to the garage.

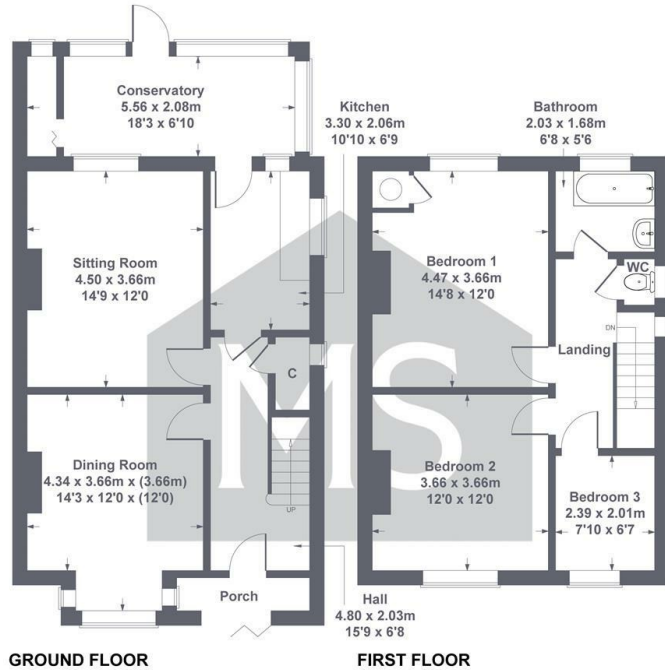
Garage

Detached brick and tile single size.

Outside rear

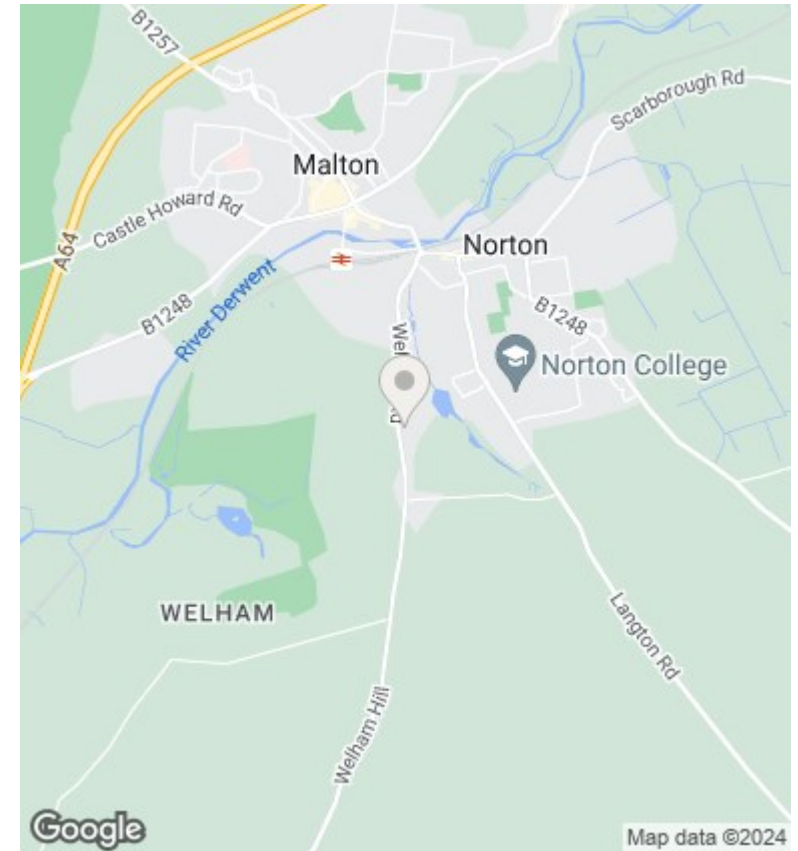
Again extremely mature rear garden plot laid essentially to very well maintained lawns, good privacy, mature boundaries, garden shed. Lots of potential to build on at the rear like many other properties along Welham Road have done.

Approximate Gross Internal Area 1236 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

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	