

Mark Stephenson's

ESTATE & LETTING AGENTS



1 Paddock Close, Norton, Malton, YO17 9AG

£280,000

- Offered for sale with no onward chain
- Generous driveway to double garage
- Three first floor bedrooms
- Very mature corner plot position
- Established & popular part of the town
- Modern combi boiler, uPVC d/glz
- First time available since late 1970's
- In need of updating generally

1 Paddock Close, Norton YO17 9AG

Number 1 Paddock Close comes to the open market for the first time since the late 1970's and offers the perfect opportunity to create a lovely family home in this very well established location. Entrance hallway with shower room/WC, generous reception room and dining size kitchen, three first floor bedrooms and further WC. The corner plot gardens are extremely mature and offer potential to enlarge -subject to usual consents, the driveway from Paddock Close is generous and gives access to a double size old detached garage which will require redevelopment. Offered for sale with no onward chain.



Council Tax Band: D



General information

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools 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

Mains water, electric, gas and drainage are all connected as would be expected.

The gas boiler is a combi type and is modern and located in the WC off the kitchen.

Hallway

Radiator, main front entrance door, walk in store with front window and plumbing.

Lounge/diner

Windows both at the front and rear aspects and two on the side gable end, two radiators, gas fire and surround. Original serving hatch from the dining kitchen.

Dining kitchen

With base and wall level units, serving hatch to the lounge/diner, large under stairs cupboard, rear window and radiator. Recessed lobby area

with the side entrance door and internal door into the WC which also houses the Ideal gas combi boiler.

Shower room

Originally the bathroom but adapted over past years now with walk in shower and wash hand basin, side window and radiator.

Landing

Two rear facing windows, built in cupboard.

Bedroom 1

Front window with radiator beneath and with deep built in cupboards either side, built in wardrobes.

Bedroom 2

Front window, radiator, deep built in cupboard and separate over stairs cupboard.

Bedroom 3

Deep built in cupboard, rear facing window.

WC

Rear facing window, WC and wash hand basin, built in cupboard.

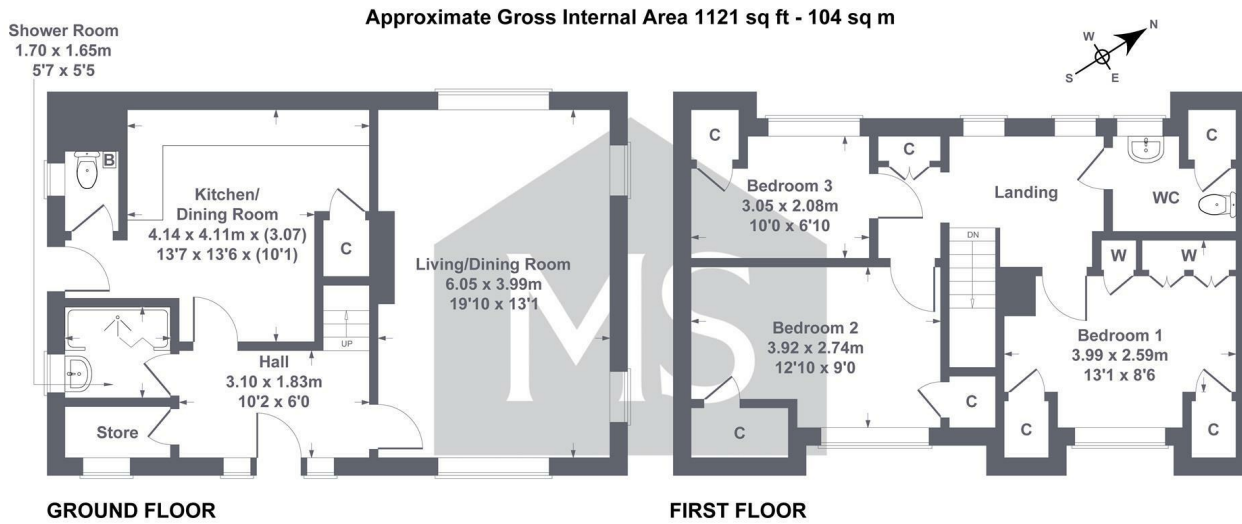
Outside

The property occupies a particularly well established corner plot diagonally facing onto St Nicholas Street with a generous width driveway and original DOUBLE SIZE GARAGE from Paddock Close. The garage extends to approx 18ft long by 16ft in width providing an excellent footprint all be it in it's original state and built from asbestos

and timber frame. The main area of garden is over the front aspect together with further areas of patio at both sides and at the rear between the house and garage.







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

Head into Norton from Malton bearing right at the level crossing onto Welham Road. Take immediate first left onto St Nicholas St round the left bend, number 1 sits on the left side.

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	