

# Mark Stephenson's

ESTATE & LETTING AGENTS



9 Parliament Avenue, Norton, Malton, YO17 9HF

£215,000

- Excellent traditional style semi house
- French doors onto private garden
- Modern first floor bathroom
- Established part of the town
- Three good sized bedrooms
- uPVC d/glz and uPVC d/glz
- Large open plan living space
- Fitted kitchen, ground floor WC
- Generous off road parking space

# 9 Parliament Avenue, Norton YO17 9HF

A traditional style semi detached family home in this well established part of town in good order throughout together with a private rear garden and generous frontage parking. Hallway with WC, impressive through lounge and dining space, fitted kitchen, three good bedrooms and modern bathroom. Gas central heating and uPVC double glazing.



Council Tax Band: B





### 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

All mains are connected.

### Through lounge/dining room

A generous overall space combined out of what would have been originally been two rooms, bay style front window, French doors at the rear into the garden, traditional style fireplace, two radiators.

### Kitchen

Modern range of base and wall level units, electric built in oven and hob, separate pantry cupboard housing the gas central heating boiler.

### Hallway

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

### WC

Two piece suite, side window, radiator.

### Landing

Hatch to the loft space, side window.

### Bedroom 1

Bay front window, radiator.

### Bedroom 2

Rear window, radiator.

### Bedroom 3

Rear window, radiator.

### Bathroom

Three piece modern white suite, over bath shower, heated towel rail, front window.

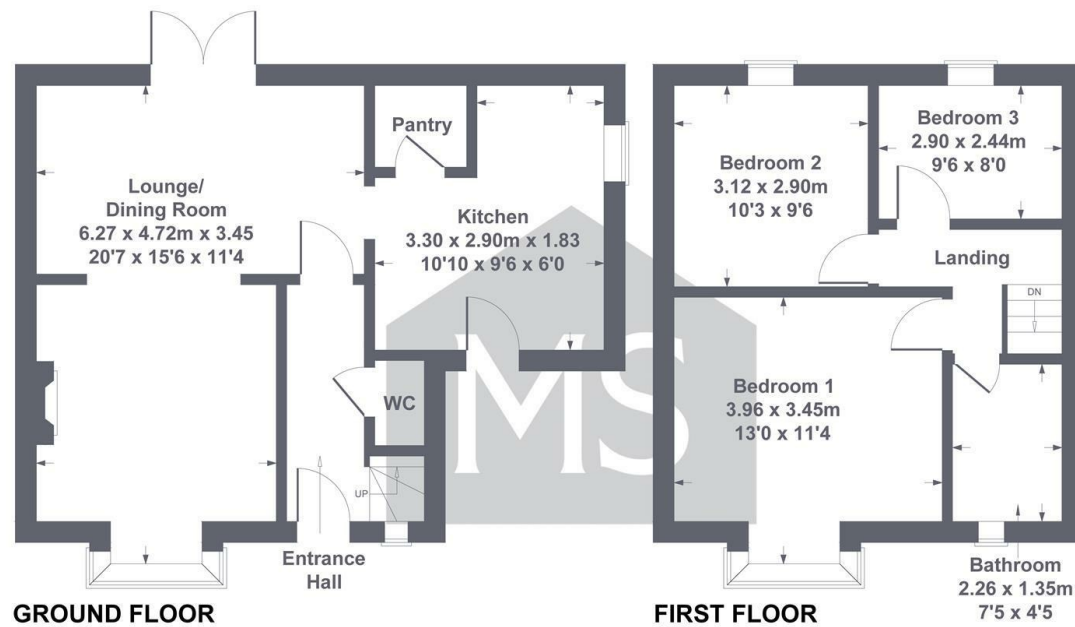
### Outside space

Hardstand drive/frontage allows space to park numerous vehicles. A gate at the side leads into the pleasant rear garden plot which enjoys good privacy and is accessed out of the French doors from within the lounge/dining room.





Approximate Gross Internal Area 878 sq ft - 82 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. 2025



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		