

# Mark Stephenson's

ESTATE & LETTING AGENTS



68a Welham Road, Norton, Malton, YO17 9DS

£575,000

- Individually built in 1982
- Extends to approx 0.25 acres
- Parking for multiple vehicles
- For sale for the first time
- Generous ground floor space
- Private and mature gardens
- Delightfully mature plot
- Offers potential to extend
- Three double size bedrooms



# 68a Welham Road, Norton YO17 9DS

Constructed in 1982 and offered for sale for the first time 68a Welham Road sits in a delightful 0.25 acre plot with considerable potential to enlarge in various ways we feel. Generous living space including hallway, WC, sitting room, sun room, ground floor bedroom, large dining kitchen and utility room, two further doubles upstairs, bathroom and separate WC. Large garage, sweeping driveway and extensive gardens. 68a is the last of four properties off a private lane running west off Welham Road.



Council Tax Band: F



### General information

Malton is a beautiful market town offering a range of local facilities including independent 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.

### Entrance Hall

Laminate flooring, Radiator, Stairs to first floor.

### Downstairs WC

Toilet and sink basin with window to the Front aspect, Radiator, Laminate flooring.

### Sitting room

A fantastic space with double glazed windows to the Front and Rear aspect with radiators underneath both, Gas fire (original open fire behind) Door to;

### Sun Room

Radiator, Door to front garden.

### Dining Kitchen

With original range of Wall & Base units, window to the Front aspect, Gas hob, Electric oven with Microwave above, Integrated fridge,

Partly-tiled walls, Radiator, electric heater, walk in Pantry with lighting and shelving.

### Utility Room

Timber Stable door, wall mounted gas central heating boiler, Wall & Base units with sink basin, Double glazed window to the Rear aspect, door into the garage, Radiator, Laminate Flooring.

### Bedroom 3 Ground floor

A well proportioned double bedroom with Double glazed window to the rear aspect with Radiator underneath, Understairs storage cupboard.

### First Floor Landing

Built in shelved airing cupboard.

### Bedroom 1

Double glazed window to the Side aspect with radiator underneath, Eaves Storage to the Front aspect, built-in wardrobe/cupboard space, Loft Hatch.

### Bedroom 2

uPVC Double glazed window to the Side aspect with views out onto open fields with radiator underneath, Eaves storage to the Front and Rear aspect, built-in wardrobe/cupboard space.

### Separate WC

Glazed window to the Rear aspect



### Bathroom

White Two piece suite with plumbed in shower above bath, Heated Towel rail, Glazed window to the Rear aspect, Tiled walls.

### Garage

Fully powered with lighting, Electric up and over door, Window to the side aspect, Consumer unit and Electric meter. Door out to the rear garden.

### Outside

One of the main features of 68a is the location and the considerable potential on offer. From Welham Road a lane gives access to four properties number 68a being the very last plot extending to approx 0.25 acres. The front gardens are extensive and well stocked in, vehicle access is given over a large sweeping drive allowing generous parking for numerous vehicles. The large garage is attached with a further good width to it's right side which allows vehicle access into the rear if needed. Again the gardens at the rear are of a good size with lawn, flagged patio, pergola & decking area.

### Services

Mains supply of water, electric and gas.

Central heating from a boiler in the utility room with hot water cylinder in the landing airing cupboard.

Drainage is from the original septic tank located in the field immediately to the side.

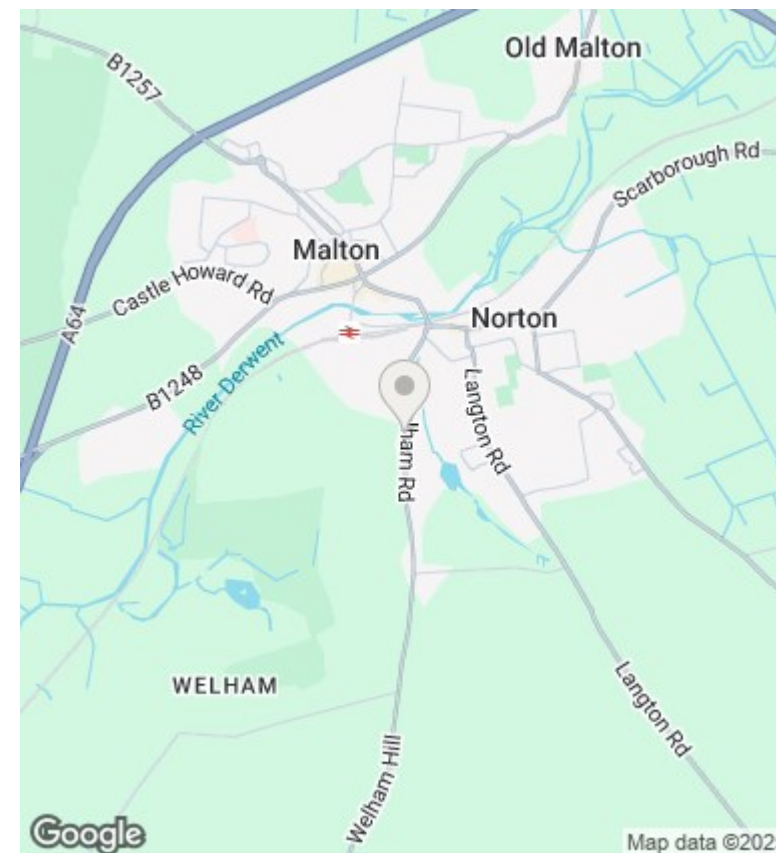
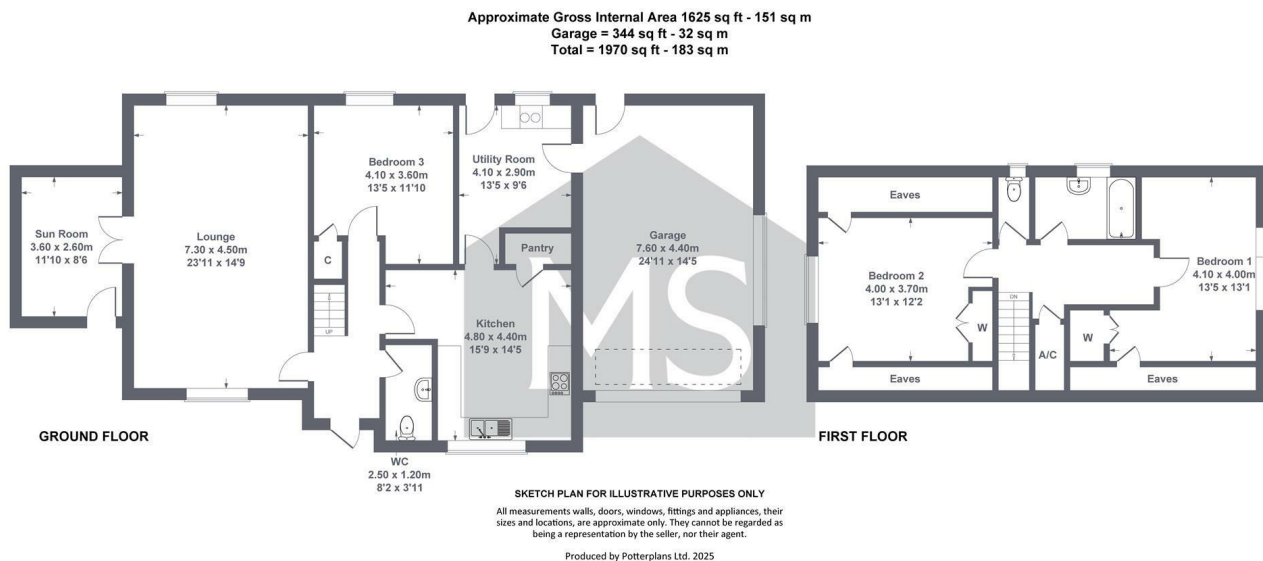
### Agents note

The property is owned by a connected family member.









## Directions

Head out along Welham Road passing Park Road and The Avenue, opposite Lakeside take the right hand lane, number 68a is the last property after approx 100m.

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC