

Mark Stephenson's

ESTATE & LETTING AGENTS



11 Woodlands Avenue, Norton, Malton, YO17 9DB

£275,000

- Offered with no forward chain
- Gas central heating system
- Three bedrooms
- Popular cul-de-sac position
- Double glazing throughout
- Extends to 857 sqft
- In need of general updating
- Generous size overall plot
- Good parking, detached garage

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Offered with no forward chain 11 Woodlands has been extremely well cared for over the last few decades but will now need updating generally although having both gas central heating and double glazing. Overall size is deceptive with a side entrance hallway, kitchen with scope to enlarge into bedroom 3, front facing generous lounge, three bedrooms, bathroom and separate WC. The garden plot is of a good size and offers lots of potential whilst a good width driveway leads to the detached single garage.



Council Tax Band: C



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.

Entrance hallway

Side entrance door, radiator, loft access.

Lounge

Large front facing window, gas fire in original surround, radiator.

Kitchen

Front facing window, side entrance door, radiator, original range of base and wall level units. Making reference to the floor plan it can be seen how the third bedroom is immediately adjacent which if knocked through would create an excellent dining kitchen.

Bedroom 1

Rear window, radiator.

Bedroom 2

Rear window, radiator.

Bedroom 3

Side window, radiator.

Bathroom

Two piece suite, side window, radiator.

Separate WC

WC and wash hand basin, side window.

Outside/gardens

From the street a concrete driveway with good width and parking gives access to the single detached garage. The garden at the front is open plan. At the rear the plot gradually widens as it extends and is of a good size generally with lots of further potential. There is a timber shed rear of the garage.

Garage

Brick detached single size with up/over door and side door.

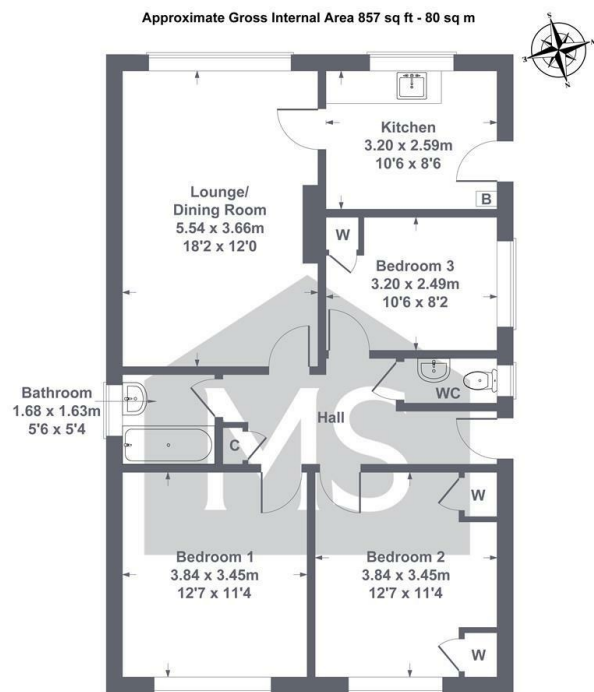
Services

Mains gas, electricity, water and drainage.

Wall mounted gas combi in the kitchen.







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		61
(81-91) B		
(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 