

Mark Stephenson's

ESTATE & LETTING AGENTS



110 Langton Road, Norton, Malton, YO17 9AT

£295,000

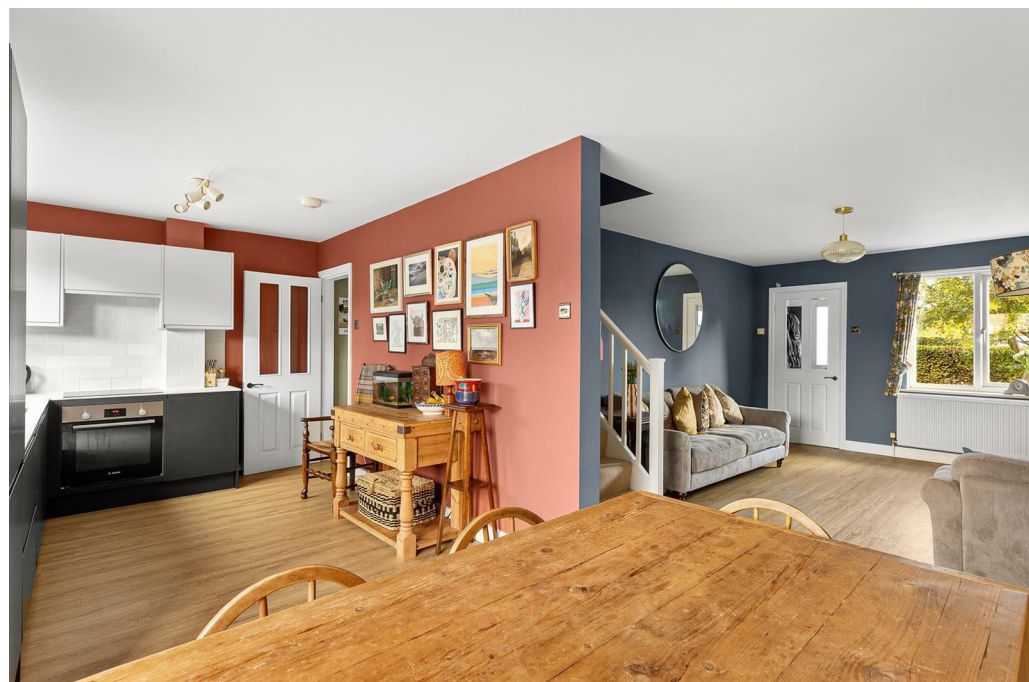
- Good sized detached home
- Sunny aspect rear gardens
- Refitted en-suite, family bathroom
- Edge of town position
- Striking refitted kitchen
- Utility room and WC
- Easy parking for three cars
- Three double size bedrooms

110 Langton Road, Malton YO17 9AT

A mature and particularly good sized detached house set nicely back from the road in this edge of town position with mature garden and home office. The generous living/dining area opens into a refitted kitchen in turn leading into the utility room and WC. Patio doors open onto the lovely sunny garden with excellent timber clad office ideal for those working from home. A further selling point are the excellent double size bedrooms with en-suite shower room and family bathroom. Easy parking for three vehicles, all double glazed and gas central heating with a modern boiler.



Council Tax Band: C



General information

Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.

Services

Hallway

Inner door into the lounge/dining room.

Lounge/dining

Generous size room extending the full length of the house with the stairs in the middle. Front window with radiator under, laminate flooring, large patio doors into the lovely garden, dog legging and opening into the kitchen area.

Kitchen

Refitted with a striking range of base and wall level units, integrated fridge and freezer, dish washer, oven and hob. Laminate flooring extending from within the living/dining room, rear facing window, door into the utility.

Utility/WC

A generous overall space having been created out of the rear part of the original integral garage. Wall units, radiator, sliding door into the WC with two piece suite and heated towel rail. External door onto the side path leading into the rear garden.

First floor landing

Built in airing cupboard, hatch to the loft space, side facing window.

Bedroom 1

Generous double room with rear window and radiator. Door into the en-suite.

En-suite shower room

Refitted two piece suite and shower cubicle, heated towel rail, radiator.

Bedroom 2

Front window, radiator.

Bedroom 3

Front window, radiator.

Bathroom

Three piece suite including bath with shower over, WC and wash basin. Side window and radiator.

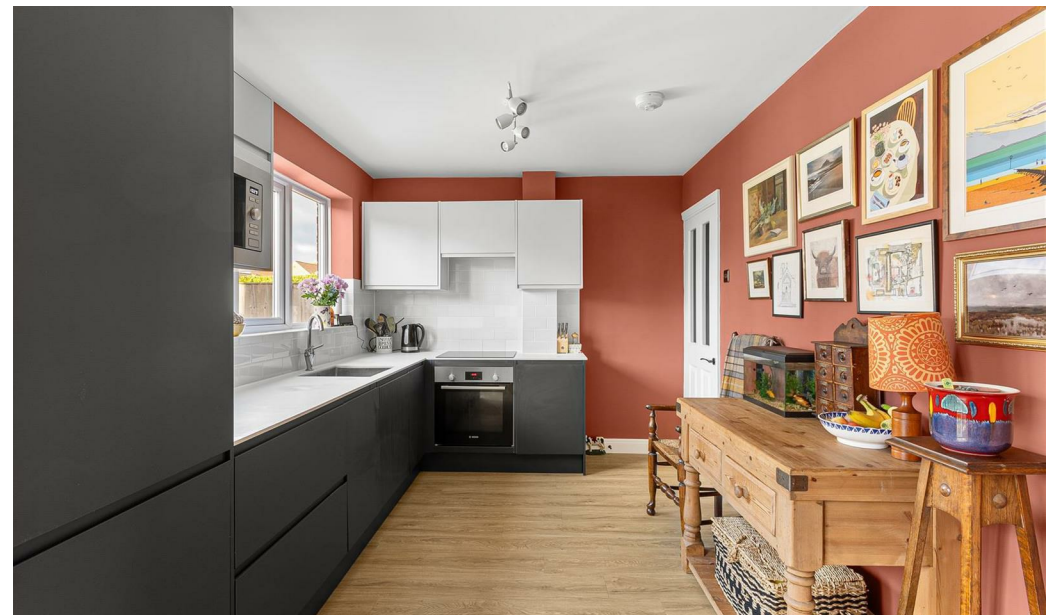
Outside front

Enclosed and well screened from Langton Road allowing parking for a number of vehicles. Up and over door into the remaining front part of the garage which still allows generous storage of approx 10ft X 7ft 9.

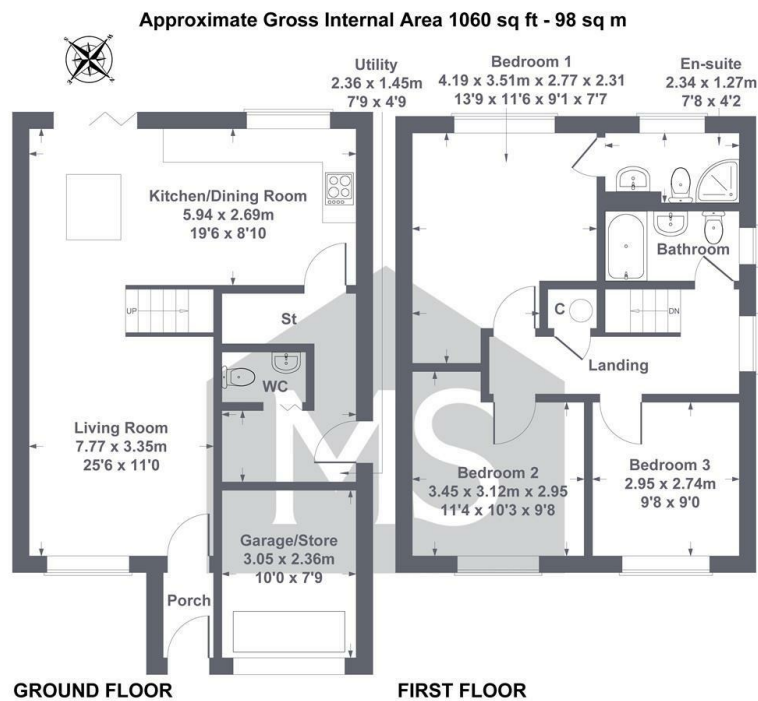
Rear garden

Enclosed with substantial fencing enjoying lovely sunny aspects, generous full width flagged patio and established lawned plot. Path access from the right hand side with door out of the utility room. In

the right hand corner the owners have built a timber clad home based office with power and hard wired providing a perfect work from home environment.







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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	