

# Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

**153 LANGTON ROAD, NORTON, MALTON, YO17 9AF**



- A three bedroom detached bungalow
  - Corner plot
  - Garage and garden
- In need of modernization
- Good residential location
- Convenient for local amenities

**PRICE GUIDE £235,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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## Description

153 Langton Road stands on a good sized corner with return frontage to Langley Drive. The bungalow is one of a number of similar properties in this established location and offers the following accommodation: entrance hall, cloakroom, sitting room, kitchen, 3 bedrooms and bathroom. The garden is on three sides and vehicle access to the garage is from Langley drive.

The property is situated towards the southern end of Langton Road on the outskirts of Norton, but within easy reach of amenities in both Norton and Malton. Being on the edge of Norton, the lovely open countryside to the south of Norton is nearby.

Norton and Malton benefit from a wide range of facilities including schools, varied shops, and supermarkets, restaurants, public houses and recreational pursuits. There is a local bus service, bus station with services to the coast, York and Leeds. In addition the railway station from which there are regular services both to the East Coast, York and the intercity network.

## General Information



# Accommodation

## Ground Floor

Approx. 83.7 sq. metres (901.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)  
**153 Langton Road, Malton**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 |         |           |
|                                             | 63      | 73        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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