

4 ATHOL SQUARE NORTON



**A two-storey mews cottage located within easy reach of all local amenities.
Ideal first home or buy-to-let investment.**

Living Room – Kitchen Diner
First Floor Landing – Double Bedroom – Office – Bathroom & WC
Upvc Double Glazing & Gas Central Heating
Off Street Parking/Yard Area
No onward chain

GUIDE PRICE £110,000

Athol Square is a courtyard of mews cottages converted from a Victorian house and stables dating from 1897 and Number 4 is a two-storey property forming part of the original house. It benefits from gas central heating, uPvc double-glazing and is offered for sale with no onward chain.

The accommodation briefly comprises sitting room with feature electric fire, dining kitchen, first floor landing, a double bedroom with fitted wardrobes, an office or nursery and a bathroom with white suite. Externally there is ample space to sit out at the front of the property and to park.

Norton and Malton benefit from a range of amenities, including schools, shops, a cinema and sports centres. The railway station is a short walk away and provides regular services to Scarborough and York from where London can be reached in less than 2 hours. The market town of Malton lies on the other side of the River Derwent. Athol Square is a small courtyard development located roughly at the point that Commercial Street meets Scarborough Road.



ACCOMMODATION

FRONT DOOR

Upvc double glazed door leading into the living room.

LIVING ROOM

5.0m x 2.9m (16'5" x 9'6")

Wall mounted electric fire. Dado rail. Coving. Ceiling rose. Staircase to the first floor. Casement window to the front. Television point. Radiator.



KITCHEN DINER

4.0m x 2.9m (max) (13'1" x 9'6")

Range of floor and wall units incorporating a stainless steel sink unit. Automatic washing machine point. Gas cooker point. Extractor fan. Understairs pantry cupboard. Casement window to the front. Telephone point. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Radiator.

BEDROOM ONE

5.0m x 2.9m (max) (16'5" x 9'6")

Casement window to the front. Twin fitted wardrobes. Radiator.



OFFICE / NURSERY

2.1m x 1.4m (6'11" x 4'7")

Casement window to the front. Radiator.

BATHROOM & WC

3.2m x 1.4m (10'6" x 4'7")

White suite comprising bath with electric shower over, pedestal basin and low flush WC. Extractor fan. Part tiled walls. Electric light/shaver point. Cupboard housing the gas fired combination boiler. Recessed spotlights. Radiator.



OUTSIDE

The front of the property faces south-east, overlooking the courtyard, which we understand is owned by Number 4. There is plenty of space to park and the current owner allows the other residents of Athol Square to park within the courtyard too.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.

Council Tax: Band: A (North Yorkshire Council).

Tenure: We understand that the property is Freehold.

Post Code: YO17 9EY.

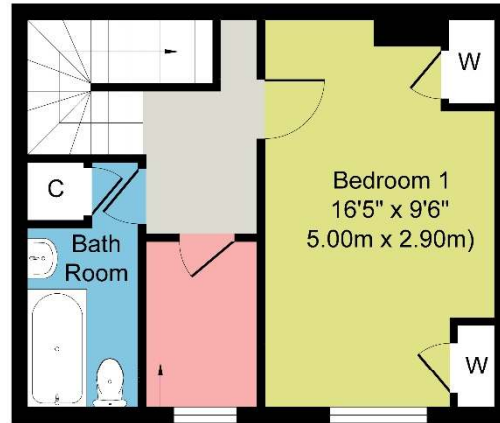
EPC Rating: Current: D66. Potential: B91.

Viewing: Strictly by appointment through the Agent's office in Malton.

All measurements are approximate and intended for guidance purposes only. Services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
311 sq. ft
(28.91 sq. m)



Office/Nursery
6'11" x 4'7"
2.10m x 1.40m)

First Floor
Approximate Floor Area
311 sq. ft
(28.91 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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