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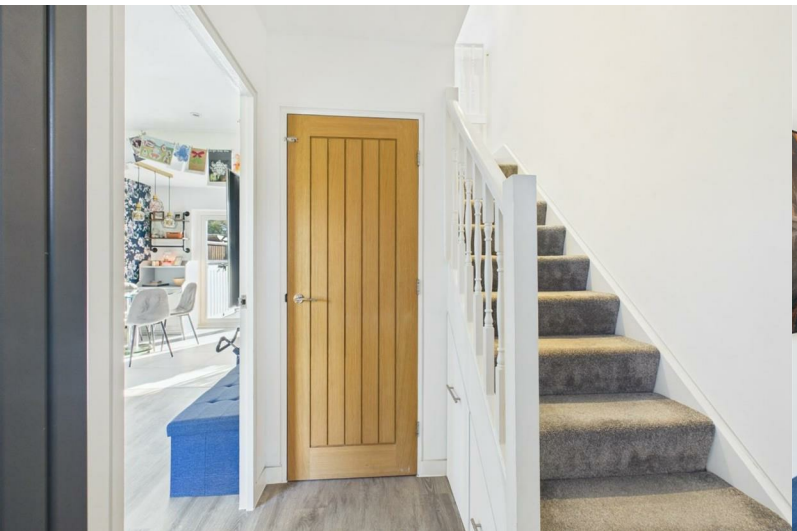


# 69 Riverside View

Norton, YO17 9RB

## Offers In The Region Of £170,000

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# 69 Riverside View

Norton, Malton, YO17 9RB

## Offers In The Region Of £170,000







Welcome to this immaculate and modern two-bedroom townhouse located in the desirable area of Riverside View, Norton, Malton. This stylish terraced house is an ideal choice for first-time buyers seeking a comfortable and contemporary living space. Upon entering, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property boasts two spacious bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents. One of the standout features of this home is its private and enclosed contemporary garden, which offers a serene outdoor space for enjoying sunny days or hosting gatherings with friends and family. The garden is a perfect retreat for those who appreciate a touch of nature right at their doorstep. Additionally, the property benefits from allocated parking, making it easy for you and your guests to come and go without the hassle of searching for a space. The location is particularly advantageous, as it is close to the train station and various amenities, ensuring that you have everything you need within easy reach.
This townhouse is not just a house; it is a home that combines modern living with practicality, making it a perfect choice for those looking to step onto the property ladder. Do not miss the opportunity to make this delightful property your own.

- Two double bedrooms
- Stylish open plan living
- Patio doors out to the enclosed garden
- Allocated parking
- Double glazed and gas central heating
- Perfect starter home
- Close to Malton train station and local amenities

### Council Tax Band B

### Entrance Hall
Understairs storage space used as an office, radiator, power points.

### Sitting Room
Window to the front aspect, fitted storage cabinets, TV point, power points, radiator.

### Kitchen/Dining Room
Window to the rear aspect and double French doors out onto rear garden, fitted wall and base units with work surfaces, tiled splashback, space for under counter fridge/freezer, stainless steel sink with mixer taps, plumbing for dishwasher, electric oven and hob with extractor over, breakfast bar and space for dining.

### First Floor Landing

### Bedroom One
Window to the front aspect, fitted wardrobes, power points, TV point, radiator.

### Bedroom Two
Window to the rear aspect, power points, radiator, TV point.

### Bathroom
Window to the rear aspect, fully tiled walk in shower, low flush WC, hand wash basin with pedestal, heated towel rail, shaver point.

### Exterior
Astro turf with plant and shrub boarders, outside tap and shed, gate access.

### Norton
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
Mains gas, mains drains, mains electric.

### Parking
Parking for two vehicles in private bays and on street parking.

### AML Checks

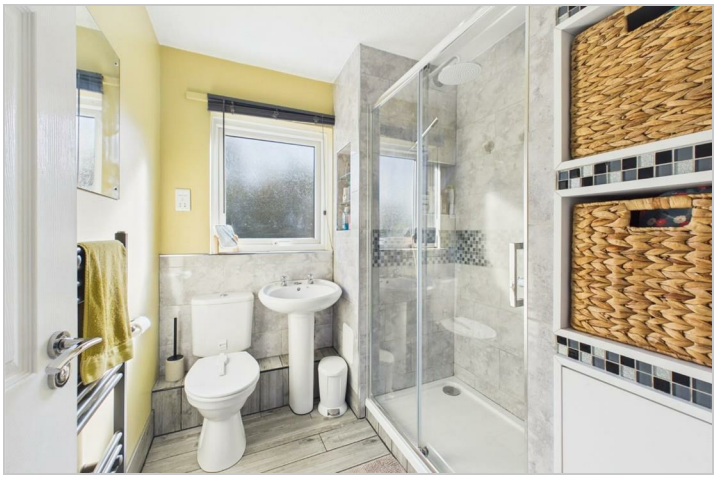
Tel: 07515763622

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.













## Road Map




## Hybrid Map




## Terrain Map



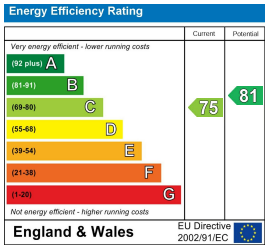

## Floor Plan

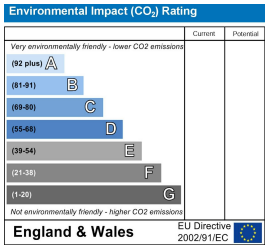



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.