



53 Scarborough Road | Norton, Malton

No 53 Scarborough Road is a traditional two bedroom mid-terrace cottage, situated in a quiet position within walking distance of Norton's excellent shopping and transport amenities. To the outside, the property is complemented by a small front garden and garden area to the rear.

- A two bedroom, period mid-terrace cottage
- Two bedrooms and family bathroom
- Scope for modernisation and upgrading
- No onward chain
- Fitted kitchen, living room and dining area
- Gardens to the front and rear
- Convenient location close to Norton High Street and Malton town centre



Guide Price £130,000



ACCOMMODATION ON THE GROUND FLOOR

SITTING ROOM

12'2" x 11'2" (3.71m x 3.40m)

Front aspect uPVC double glazed window, gas fireplace with timber surround, storage cupboard, and display alcove.

KITCHEN

9'7" x 9'5" (2.92m x 2.87m)

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with chrome mixer taps over, gas oven with 4 ring hob over, plumbing for washing machine. Under stairs cupboard and built-in shelving, airing cupboard housing the hot water tank and header tank, double radiator, rear aspect uPVC double glazed window, inner door to rear lobby providing access to pantry cupboard, and uPVC double glazed door to rear outside. Staircase to first floor.

BATHROOM

6'7 x 5'7 (2.01m x 1.70m)

Newly fitted three piece suite comprising panelled bath, pedestal wash hand basin, and low flush wc. Rear aspect uPVC double glazed window, double radiator.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

12'2" x 11'3" (3.71m x 3.43m)

Front aspect uPVC double glazed window.

BEDROOM 2

9'7" x 9'5" (2.92m x 2.87m)

Rear aspect uPVC double glazed window.

OUTSIDE

A small courtyard garden to the front and to the rear, a detached garden area. On-street parking to the front.



SERVICES

Mains electricity, gas, water, and drainage.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

DIRECTIONS

Leave Malton via Castlegate, proceed over the railway crossing and bear left. At the mini roundabout go straight ahead onto Commercial Street. Continue straight ahead at the second mini roundabout on to Scarborough Road and over the bridge, and no. 53 can be found on the left hand side, clearly identified by our BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective tenants are advised to check this information for themselves with Ryedale District Council 01653 600666.

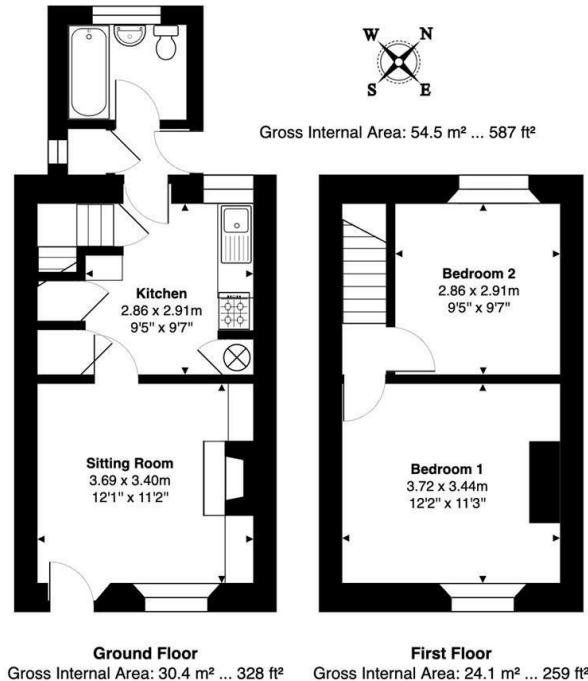
ENERGY PERFORMANCE RATING

Assessed in Band E. The full Energy Performance Certificate can be viewed online (www.gov.uk/find-energy-certificate) or at our Malton office.



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53 Scarborough Road, Norton, YO17 8AA



All measurements are approximated for display purposes only and should be independently verified
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VIEWING

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COUNCIL TAX BAND

A

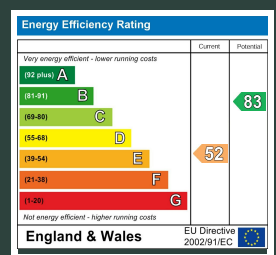
ENERGY PERFORMANCE RATING

E

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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