

6 DERWENT TERRACE NORTON



A traditional two-bedroom mid-terrace house offering well-presented accommodation of over 720sq.ft in a central location, within easy reach of amenities.

Sitting room, inner lobby, dining room, kitchen,
first floor landing, two double bedrooms, bathroom & WC.

Gas central heating & uPvc double-glazing.

Easily maintained rear garden with utility/store.

An ideal first home or buy-to-let investment.

No onward chain.

GUIDE PRICE £135,000

6 Derwent Terrace is a nicely presented, two-bedroom mid-terrace house which enjoys a surprisingly quiet, yet central location just off St. Nicholas Street, within easy reach of all local amenities. Built of brick beneath a slate roof, the house has been well maintained during its current ownership, during which it has been re-roofed and fully re-wired. The property benefits from uPvc double-glazing and gas central heating (the boiler having been replaced in 2022).

The accommodation is arranged over two floors and totals more than 720sq.ft. In brief it comprises sitting room, inner lobby, dining room, kitchen, first floor landing, two bedrooms and a bathroom. Externally there is an enclosed, low maintenance garden to the rear, beyond which there is a brick-built utility room/store and outside wc. Parking is available nearby, both on St. Nicholas Street and within the St. Nicholas Street public car park.

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. Derwent Terrace is hidden away, just off St. Nicholas Street (accessed between numbers 11 & 13), and is within walking distance of nearby schools and amenities.

ACCOMMODATION

SITTING ROOM

3.6m x 3.6m (11'10" x 11'10")

Feature fireplace. Coving. Dado rail. Television point. Telephone point. Casement window to the front. Radiator.



INNER LOBBY

Staircase to the first floor.

DINING ROOM

3.6m x 3.6m (11'10" x 11'10")

Feature fireplace. Coving. Dado rail. Cupboard housing the consumer unit. Understairs cupboard. Casement window to the rear. Radiator.



KITCHEN

2.1m x 1.7m (6'11" x 5'7")

Range of kitchen units incorporating a stainless steel sink unit and electric cooker. Fully tiled walls. Casement window to the rear. Door to outside.



BATHROOM & WC

2.1m x 1.7m (6'11" x 5'7")

Matching white suite comprising bath, wash basin and low flush WC. Fully tiled walls. Casement window to the rear. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Vaillant gas fired combination boiler.

BEDROOM ONE

3.6m x 3.6m (11'10" x 11'10")

Fitted storage cupboard. Television point. Casement window to the front. Radiator.



BEDROOM TWO

3.6m x 2.3m (11'10" x 7'7")

Casement window to the rear. Radiator.

OUTSIDE

In front of the house is a block paved and gravelled area, across which the neighbour at No. 7 has right of way. To the rear is an enclosed garden area, which features a gravelled seating area, shrub border and enjoys a south-westerly aspect. The property also benefits from a brick-built utility/store and an outside toilet. No. 7 has a right of way on foot across the rear of the property.

UTILITY / OUTSIDE STORE

3.7m x 2.4m (max) (12'2" x 7'10")

Worktop. Automatic washing machine point. Electric light and power. Window to the front.

*dimensions include outside WC.



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, and that vacant possession will be given upon completion.
Post Code: YO17 9AH.
EPC Rating: Current: C70. Potential: C79.
Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

