

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

## 38 ST. NICHOLAS STREET, NORTON, MALTON, YO17 9AQ



- Substantial period home
- House bathroom and shower room
- Stunning, enclosed rear garden
- Four double bedrooms
- Beautifully presented throughout
- Convenient location

**PRICE GUIDE £299,950**

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

Email: [malton@rounghwaite-woodhead.co.uk](mailto:malton@rounghwaite-woodhead.co.uk)

[www.rounghwaite-woodhead.com](http://www.rounghwaite-woodhead.com)

## Description

This substantial period home has been thoughtfully modernised and offers modern, flexible living while retaining character and period charm.

Just a short walk from the heart of Malton and well served by many local amenities, this wonderful property boasts the rarity of a good-sized garden in such a location.

An entrance hall leads to two good sized reception rooms with bay window and wood burner to the living room. The kitchen at the rear is fitted with a range of units and offers access to the rear garden.

Set over the first and second floors are four bedrooms, all large enough for double beds with beautiful house bathroom and additional shower room.

The enclosed rear garden is beautifully landscaped and well-stocked offering a real sense of privacy.

## General Information

Services: Mains water, electricity and drainage. Gas Central Heating.

Council Tax: TBC

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

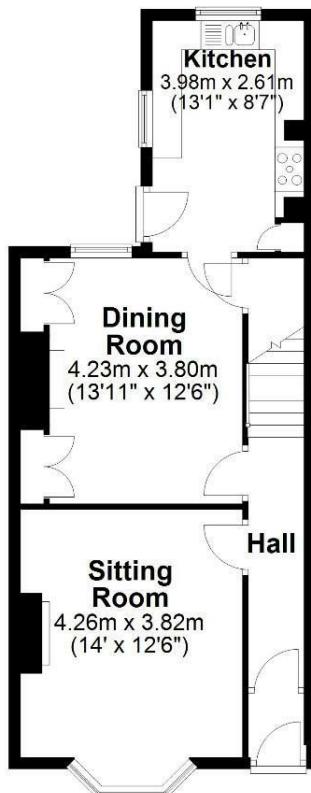
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



## Accommodation

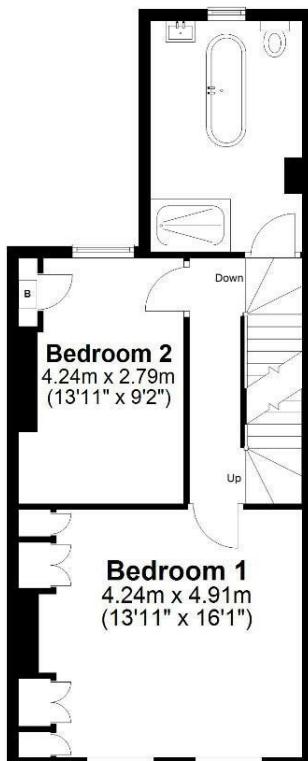
### Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



### First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



### Second Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 146.1 sq. metres (1572.5 sq. feet)

**38 St Nicholas Street, Norton**

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

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



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