



## 63 Scarborough Road | Norton, Malton

- A two bedroom, period mid-terrace cottage
- Two bedrooms and family bathroom
- Convenient location close to Norton High Street and Malton town centre
- Kitchen, living room and dining area
- Small garden area to the front, on-street parking, garden area to the rear
- No onward chain



**Guide Price £142,500**

**BoultonCooper**

**BC**  
Est. 1804



## ACCOMMODATION

### ON THE GROUND FLOOR

uPVC double glazed entrance door to:

### SITTING/DINING ROOM

20'8 x 10'5 (6.30m x 3.18m)

A dual aspect room with uPVC double glazed windows to the front and rear, electric Dimplex fire with surround, built-in cupboard housing the gas and electric meters, under stairs cupboard, 2 no. radiators, and door to the staircase.

### KITCHEN

10'11" x 6'4" (3.33m x 1.93m)

Fitted with a range of base and wall mounted units, sink and drainer with mixer taps over, electric oven, under counter fridge, washing machine, (all appliances will be left for tenant use, with the cost of repair and replacement borne by the tenant). Double radiator, 2 no. uPVC side aspect double glazed windows, and uPVC door to outside.

### TO THE FIRST FLOOR

#### LANDING

9'9 x 2'7 plus 5'5 x 3'1 (2.97m x 0.79m plus 1.65m x 0.94m)

#### BEDROOM 1

12'1" x 11' (3.68m x 3.35m)

Front aspect uPVC double glazed window, cupboard housing 'ideal' combi boiler, loft hatch, and single radiator.



#### **BEDROOM 2**

9'7" x 5'11" (2.92m x 1.80m)

Rear aspect uPVC double glazed window, shelf, single radiator.

#### **SHOWER ROOM**

10'10" x 6'3" (3.30m x 1.91m)

A three-piece suite comprising shower cubicle, wc, and sink set into vanity unit. Rear aspect opaque uPVC double glazed window, mirrored bathroom cabinet, and single radiator.

#### **OUTSIDE**

A small courtyard garden to the front, on-street parking, and allocated garden area to the rear.

#### **SERVICES**

We understand the property is connected to mains gas, electricity, water, and drainage supplies. Gas-fired boiler for central heating and hot water.

#### **VIEWING**

Strictly by appointment with the Agents. 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 number 63 can be found on the left hand side, clearly identified by our BoultonCooper 'For Sale' board.

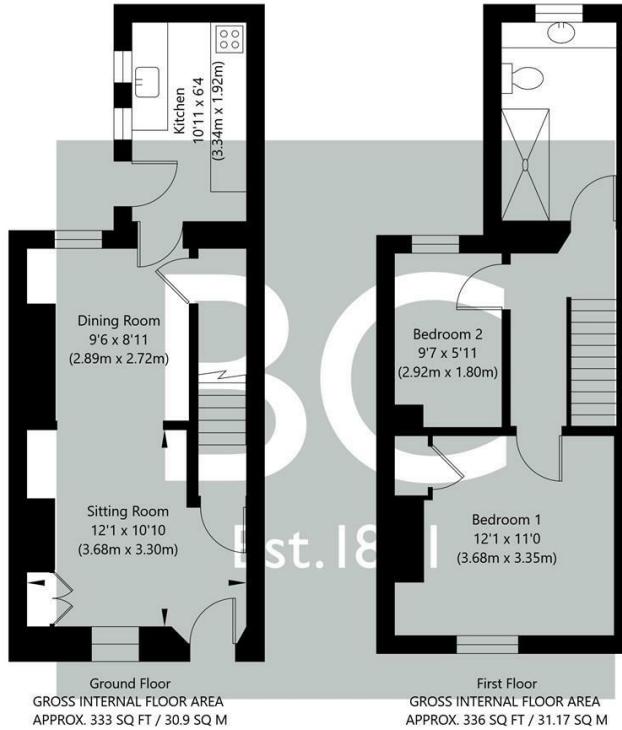
#### **COUNCIL TAX BAND**

We are verbally informed the property lies in Band B. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

#### **ENERGY PERFORMANCE RATING**



# 63 Scarborough Road | Norton, Malton



## VIEWING

Type here

## COUNCIL TAX BAND

B

## ENERGY PERFORMANCE RATING

D

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 88        |
| (81-80)                                     | B |                         |           |
| (61-60)                                     | C |                         |           |
| (51-50)                                     | D |                         |           |
| (31-50)                                     | E |                         |           |
| (21-30)                                     | F |                         |           |
| (1-20)                                      | G | 57                      |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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