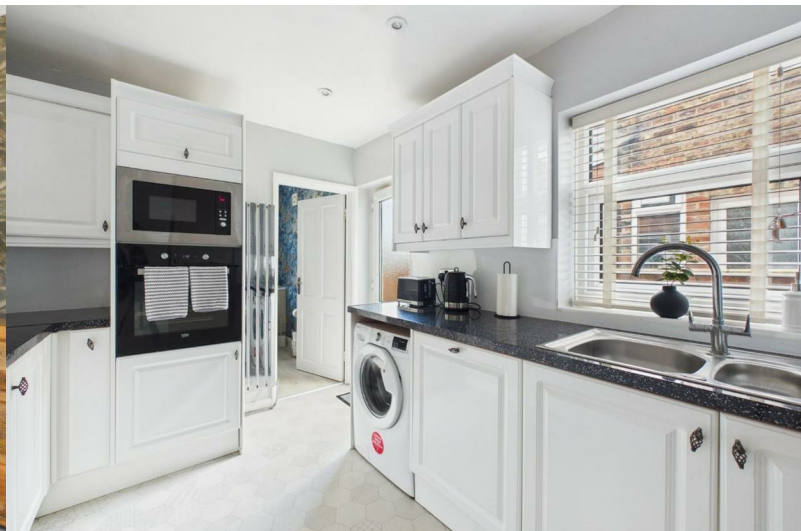
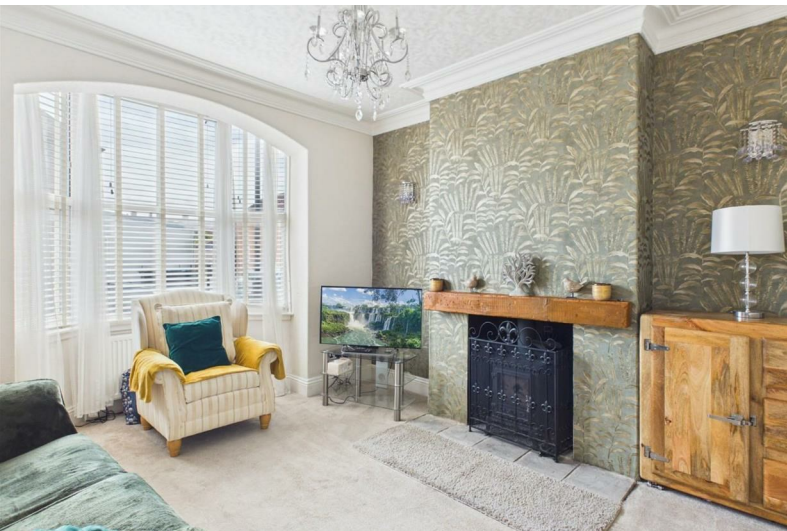




## 41 Vine Street

Norton, YO17 9JD

Offers Around £235,000



# 41 Vine Street

Norton, Malton, YO17 9JD

## Offers Around £235,000



Nestled on the charming Vine Street in Norton, Malton, this well-proportioned Victorian three-bedroom mid-terrace family home presents an excellent opportunity offering a generous amount of living space, perfect for a family seeking a blend of character and modern living. The property boasts spacious, light, and airy living accommodation throughout. One of the standout features of this property is the basement games room, which serves as a snug retreat, ideal for leisure activities or as a playroom for children. The exterior of the home is equally impressive, featuring a lovely well-maintained garden that offers a peaceful oasis for outdoor enjoyment. The garden is complemented by a charming summer house, providing a delightful space for hobbies or simply unwinding in the fresh air. This property is offered with no onward chain, allowing for a smooth and efficient purchase process. With its desirable location and appealing features, this Victorian home is a fantastic choice for families or individuals looking to settle in a vibrant community. Do not miss the chance to make this delightful property your own.

- Three bedroom mid-terrace property
- Spacious living accommodation with Kitchen and separate dining room
- Basement games room/snug
- Modern bathroom
- Three good sized bedrooms
- Well proportioned Victorian Terrace located at the end of a quiet cul-de-sac
- Lovely well maintained garden with summer house
- Offered with no onward chain

### Entrance Hall

UPVC double glazed front door, box housing the electric unit, radiator, stairs to the first floor.

### Sitting Room

12'2" x 11'10" (3.71m x 3.61m)

UPVC double glazed aspect bay window, 2 x radiators, coving to the ceiling, ceiling rose detail, log burning stove set on a tiled hearth with a wood mantle above.

### Dining Room

14'0" x 11'5" (4.27m x 3.48m)

UPVC double glazed rear aspect window, radiator, wood burning stove set on a stone half with a wood mantle above, door leading to the basement area. Open arch leading to:

### Kitchen

8'6" x 10'7" (2.59m x 3.23m)

UPVC double glazed side aspect window and UPVC glazed side aspect door leading to the garden. Range of high gloss wall and base units, integrated oven and microwave above, built-in fridge freezer, built-in dishwasher and space for a Washing Machine, 1 1/2 sink with mixer tap, spotlights, induction electric hob with extractor hood above, and modern vertical heated towel radiator.

### Bathroom

8'6" x 7'6" (2.59m x 2.29m)

Fully tiled walls, P shaped panel bath, with electric shower above, UPVC double glazed rear aspect window, vanity and WC unit, extractor fan, radiator, cupboard housing the boiler.

### Basement Area (Games Room/Snug)

13'3" x 11'8" (4.04m x 3.56m)

Stairs leading down to the basement area from the dining room, there is a storage cupboard at the top of the stairs. The basement is currently used by the vendors as a games room, storage cupboards, radiator. We believe this room has been dry lined and tanked.

### First Floor Landing

Coving to the ceiling and radiator.

### Bedroom One

15'6" x 12'1" (4.72m x 3.68m)

2 x UPVC double glazed front aspect window, radiator and corner storage cupboard where the loft access can be found. Coving to the ceiling.

### Bedroom Two

8'7" x 15'4" (2.62m x 4.67m)

UPVC double glazed rear aspect window, radiator.

### Bedroom Three

8'5" x 11'6" (2.57m x 3.51m)

UPVC double glazed rear aspect window, radiator.

### Exterior

The property is set back from the pavement by a wall, with paved area and gate. The rear of the property, immediately out from the kitchen is a paved patio area, outside tap, further paved patio area private and enclosed, leading to a lawn area with summer house, shared access for the next-door property to be able to pass through for access. At the end of the garden leads to an allotment and wooded area. Parking is on street.

Garden Room - 9'7" x 10'2"

### Services

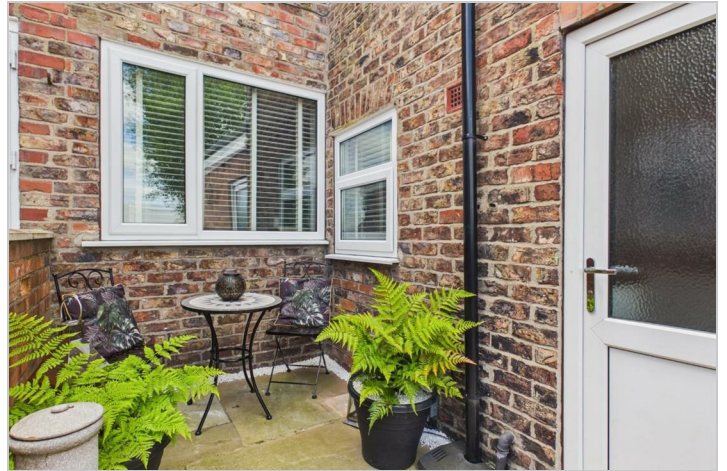
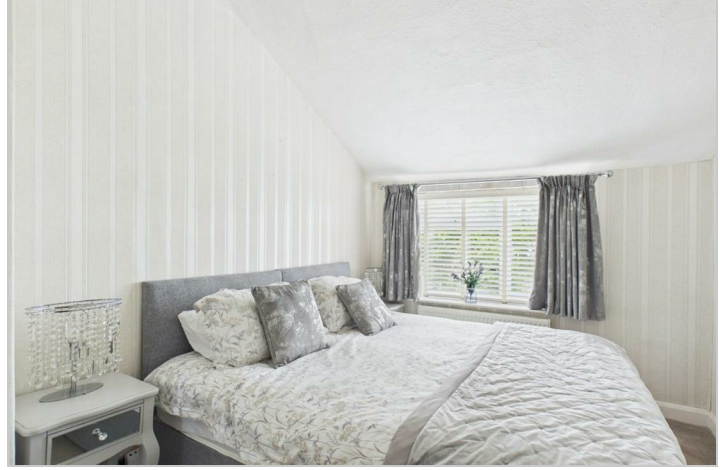
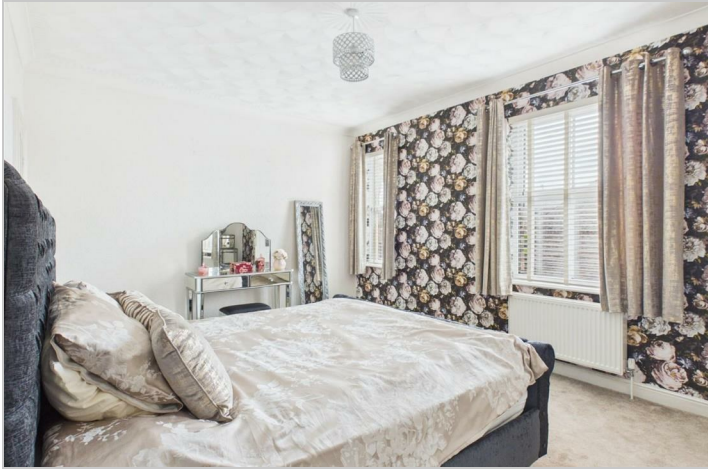
Mains connected to water, drainage, gas and electric.

### Location

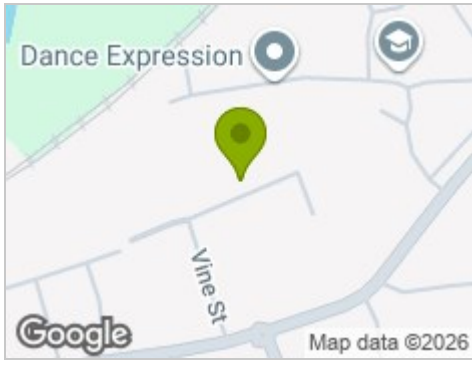
Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.

### AML Checks

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



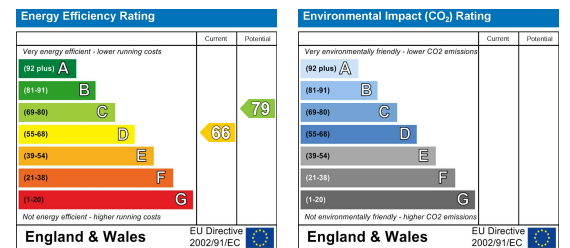
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.