

Mark Stephenson's

ESTATE & LETTING AGENTS



54a Spring Beck Avenue, Norton, Malton, YO17 9FL

£207,500

- Semi detached home built in only 2021
- Dining kitchen with integrated appliances
- Downstairs WC, gas c/h, uPVC d/glz
- Edge of town position off Langton Road
- Lounge with French doors onto the garden
- Excellent first time buyer opportunity
- Lovely rear garden with sunny aspects
- Two double size bedrooms & bathroom
- Driveway parking for two vehicles

54a Spring Beck Avenue, Malton YO17 9FL

Forming part of this edge of town development off Langton Road number 54a Spring Beck Avenue is the perfect opportunity to get onto the property ladder we feel. Built in only 2021 the property has both gas central heating and uPVC double glazing and has a lovely sunny garden accessed from French doors out of the generous lounge. The dining kitchen is well fitted and has integrated appliances, there is a downstairs WC whilst upstairs there are two double bedrooms and the main bathroom. The driveway allows easy parking for two good sized vehicles.



Council Tax Band:



General information

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.

Services

All mains services are connected.

Entrance Hall

Door to front aspect.

Cloakroom

W/C, Wash hand basin, Extractor fan

Living Room

Laminate flooring, TV point, French doors to rear, Radiator. Bespoke media allowing space for a large TV with lit displays.

Kitchen

Wall & base units, Window to front aspect, Radiator, Integrated dishwasher, Washing machine, Oven, Fridge-freezer, Hob (gas), Laminate flooring, Combi boiler, Sink drainer.

First Floor Landing

Loft Hatch.

Bedroom 1

Window to front aspect, Radiator, Storage cupboard

Bedroom 2

Window to the rear aspect, radiator.

Family Bathroom

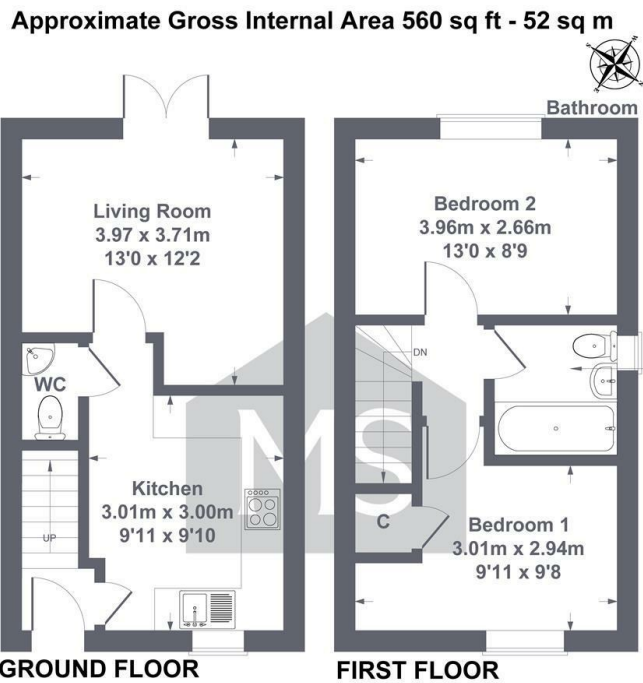
Bath and shower over, Vinyl flooring, W/C, Wash hand basin, Window to side aspect, Extractor fan, Radiator.

Outside

Open plan at the front side. A drive to the right side allows easy parking for two vehicles. The established rear garden enjoys sunny aspects and is laid mainly to grass. All well enclosed with shed and hand gate onto the driveway.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC