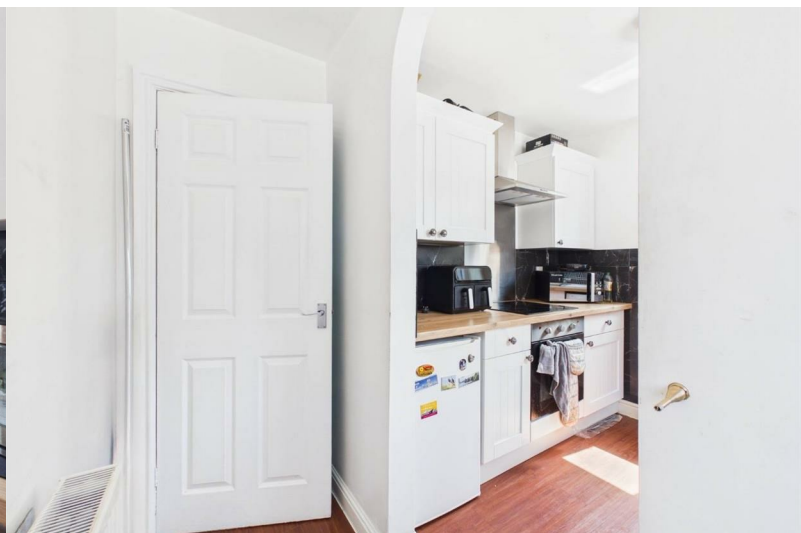




## 112 Parliament Street

Norton, YO17 9HE

Offers In The Region Of £119,950



# 112 Parliament Street

Norton, Malton, YO17 9HE

Offers In The Region Of £119,950



Set in a convenient cul-de-sac position on Parliament Street in Norton, this one-bedroom quarter house presents an ideal opportunity for first-time buyers or those seeking a cosy retreat. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful haven for rest. The house features a fitted bathroom, ensuring convenience and comfort for daily living. With double glazing throughout, you can enjoy a warm and quiet environment, complemented by gas central heating that promises to keep you cosy during the colder months. One of the standout features of this property is the provision of two allocated parking spaces, a rare find in many urban settings, allowing for hassle-free parking. Additionally, a small garden area provides a delightful outdoor space, perfect for enjoying a morning coffee or tending to a few plants. Situated in a convenient location, this home offers easy access to local amenities and transport links, making it an excellent choice for those who value both peace and accessibility. Furthermore, with no stamp duty to pay, this property is not only an attractive starter home but also a financially savvy investment. In summary, this one-bedroom quarter house on Parliament Street is a delightful blend of comfort, convenience, and affordability, making it a must-see for anyone looking to enter the property market in Ryedale.

- One double bedroom quarter house
- Perfect starter home
- Gas central heating and UPVC double glazing
- Two allocated parking spaces
- A small enclosed garden area
- No stamp duty to pay
- Early viewing advised!

## Entrance Hall

Double glazed front door, under stairs storage cupboard and radiator. Open to:

## Kitchen

UPVC double glazed front and side aspect windows, range of wall and base units with laminate work top and stainless steel sink and drainer. Space for a washing machine and fridge. Electric hob with oven below and extractor hood above. Cupboard housing the radiator boiler. Radiator.

## Sitting Room/Diner

UPVC double glazed side aspect window, gas fire with hearth and mantle surround. Laminate work top with wall units. Stairs leading to the first floor. Radiator.

## First Floor Landing

UPVC double glazed front aspect window, loft access, airing cupboard housing the hot water tank. Radiator.

## Bedroom

UPVC double glazed side aspect window, coving to the ceiling, bulk head storage cupboard and radiator.

## Bathroom

UPVC double glazed side aspect window, panel bath, low flush WC and pedestal sink. Radiator.

## Exterior

The property has a small decked garden area to the rear with shed and outside sockets. There are also two allocated parking spaces to the rear of the property.

## Services

Mains connected to water, drainage, gas and electric. The radiators run off the gas boiler. Hot water is provided by a hot water tank.

Tel: 07515763622

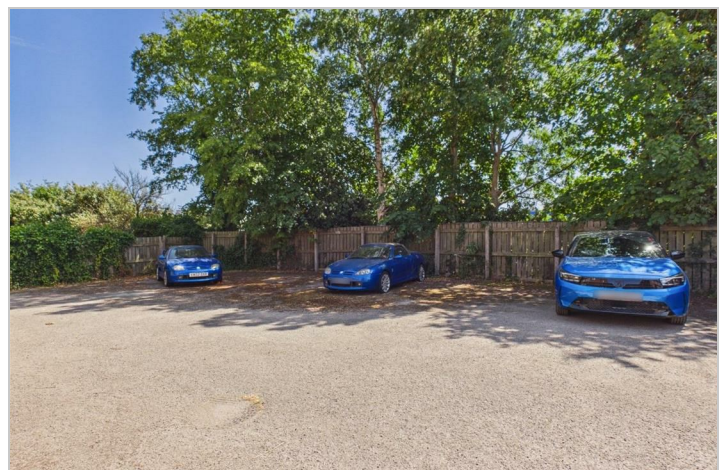
## Norton

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



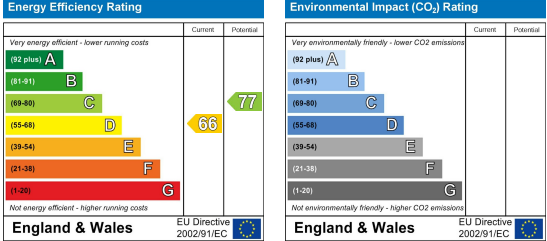
Floor Plan



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.