Rounthwaite R&W Woodhead

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

25 PARK ROAD, NORTON, MALTON, YO17 9DZ

- **Spacious Four-Bedroom Victorian Semi-Detached Home**
- **Enclosed South facing Garden**
- **Very convenient location close to the Town's amenities**
- **NO ONWARD CHAIN**
- **Versatile Ground-Floor Bedroom & Wet Room**
- **Garage & Off-Street Parking**
- **Solar Panels**

PRICE GUIDE £350,000

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

Email: malton@rounthwaite-woodhead.co.uk **www.rounthwaite-woodhead.com**

Description

A spacious four-bedroom Victorian property, well positioned in a popular residential area of Norton with a lovely open outlook to the front and within very easy reach of the town's amenities. The property offers generous and versatile accommodation arranged over two floors and has been significantly improved by the current owners.

The ground floor comprises an entrance hall, bay-fronted sitting room, dining room with wood burning stove, well-equipped kitchen, sun room, fourth bedroom and wet room. To the first floor are three further bedrooms and an impressive house bathroom suite.

Externally, there is an attractive enclosed rear garden, principally laid to lawn with established flowerbeds to the borders and a paved patio providing a pleasant area for sitting out. A separate garage and off-street parking are accessed from Park Grove, with further on-street parking available to the front.

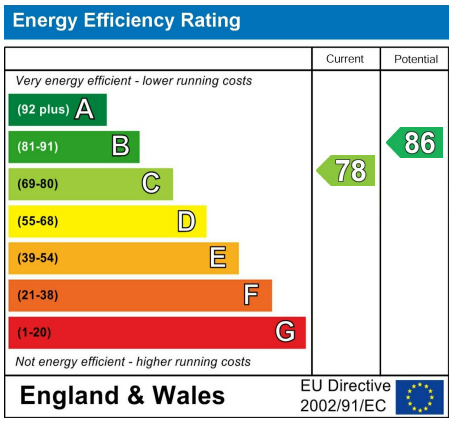
Norton and Malton benefit from a wide range of facilities including schools, varied shops, and supermarkets, restaurants, public houses and recreational pursuits. There is a local bus service, bus station with services to the coast, York and Leeds. In addition the railway station from which there are regular services both to the East Coast, York and the intercity network.

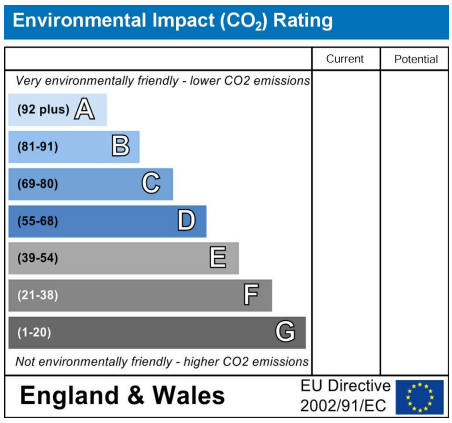
General Information

Accommodation

Total area: approx. 124.2 sq. metres (1336.9 sq. feet)

25 Park Road, Norton





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.