

30 ST. PETER'S CRESCENT NORTON



A mature, three-bedroom semi-detached house located within a well-regarded cul de sac, with off-street parking, easily managed gardens & within easy reach of nearby amenities.

Entrance hall, sitting room, kitchen diner,
first floor landing, three bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Block paved driveway & easily managed gardens with timber shed.

In need of some updating but with excellent potential.

No onward chain.

GUIDE PRICE £199,950

This traditional semi-detached house is understood to date from 1960 and is located in a well-regarded cul de sac just off Langton Road, within a short walk of local amenities and nearby schools. Constructed of brick outer walls, beneath a clay pantile roof, the property has been in the same ownership since the day it was built and whilst it has been immaculately maintained, there may be some aspects which could do with some gentle updating. The house benefits from double-glazed windows and there is gas central heating throughout.

The accommodation is arranged over two floors and amounts to approximately 780sq.ft, comprising entrance hall, sitting room, kitchen diner, first floor landing, three bedrooms (two doubles and one single) and a house bathroom. The property is set back from the street, behind a block paved driveway and shrub border, whilst to the rear there is a low maintenance, west-facing garden with timber garden shed.

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. St. Peter's Crescent is a quiet cul de sac, located off Langton Road, and is within walking distance of nearby schools and amenities.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Walk-in cloaks cupboard. Radiator.

SITTING ROOM

4.9m x 3.5m (max) (16'1" x 11'6")

Living flame gas fire with wood surround. Coving. Sliding patio doors to the rear garden. Radiator.



KITCHEN DINER

3.9m x 3.8m (max) (12'10" x 12'6")

Range of kitchen cabinets incorporating a single drainer sink unit. Electric oven and four ring gas hob with extractor hood above. Integrated dishwasher. Automatic washing machine point. Cupboard housing a gas fired combination boiler. Tiled floor. Understairs cupboard. Two casement windows to the front. Radiator.



FIRST FLOOR

LANDING

Loft hatch.

BEDROOM ONE

4.9m x 2.6m (max) (including wardrobes) (16'1" x 8'6")
Range of fitted wardrobes. Casement window to the rear.
Radiator.



HOUSE BATHROOM

1.9m x 1.8m (6'3" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls and floor. Extractor fan.
Casement window to the front. Heated towel rail.



BEDROOM TWO

3.0m x 2.8m (9'10" x 9'2")
Range of fitted wardrobes. Casement window to the front.
Radiator.



OUTSIDE

The house sits quite centrally within its plot, with an even amount of ground to the front and rear. Most of the frontage is block paved, allowing for off-street parking and is flanked by a shrub border. The rear garden is entirely paved for ease of maintenance, enjoys a west-facing aspect and includes a decent size timber shed.

GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Post Code:	YO17 9AN.
EPC Rating:	Current: C70. Potential: C77.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

