

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

63 PARLIAMENT STREET, NORTON, MALTON, YO17 9HE



- Spacious semi detached property
 - Popular residential area
 - Driveway parking and carport
- Potential for improvement and modernisation
 - Enclosed rear garden
 - No forward chain

PRICE GUIDE £210,000

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

This spacious semi-detached property is located within walking distance of the centre of Malton and many local amenities. Parliament street is a no-through-road in a popular residential area and benefits from driveway parking, a rare feature in such a property.

In need of modernisation and cosmetic improvement, the property offers huge scope for the next owners to make changes to their needs including the potential to amend the layout to provide a third bedroom. To the ground floor are three reception rooms, a spacious kitchen and WC. A spiral staircase leads to the first floor where there are two good sized bedrooms and house bathroom.

Externally, as well as the driveway parking and carport, there is an attractive, enclosed rear garden with lawned areas, borders, and seating areas.

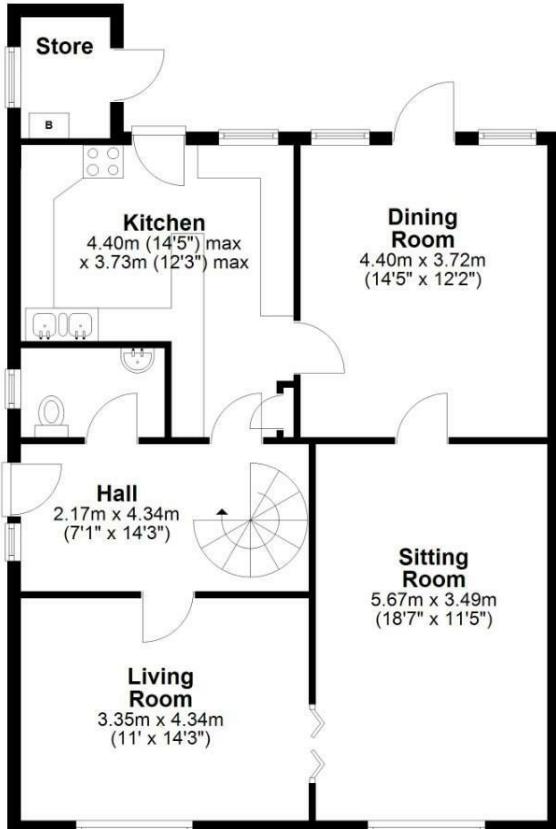
General Information



Accommodation

Ground Floor

Approx. 81.4 sq. metres (875.7 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



Total area: approx. 130.9 sq. metres (1408.6 sq. feet)

63 Parliament Street, Norton

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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