



16 Wood Street

Norton, YO17 9BA

Offers Around £175,000



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Located in a pleasant area of Norton, this delightful three-bedroom cottage presents an excellent opportunity for first-time buyers. With no onward chain, you can move in without delay and start enjoying the comforts of your new home. The cottage boasts a welcoming reception room, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms provide ample space for family or guests, ensuring everyone has their own comfortable retreat. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is the lovely garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, the useful outbuilding serves as a utility space, providing extra storage or potential for a workshop, enhancing the functionality of the home. This cottage is not just a house; it is a place where memories can be made. With its quaint charm and practical features, it is an ideal choice for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely cottage your new home.

- Modern mid terraced cottage
- Useful outbuilding/Utility
- UPVC double glazing
- Two bedrooms and Loft room
- Gas central heating
- NO CHAIN
- Modern kitchen and bathroom
- Good size garden
- Perfect for first time buyers

Sitting Room

11'11 x 11'3 (3.63m x 3.43m)

UPVC double glazed window and door to the front aspect, radiator and TV point.

Inner Hall

Stairs leading to the first floor.

Dining Kitchen

11'10 x 9'8 (3.61m x 2.95m)

Modern range of wall and base units with sink and drainer unit, cooker point, radiator and UPVC double glazed window and door to the rear garden.

First Floor Landing

Doors to the bedrooms and bathroom and stairs to the third bedroom.

Bedroom One

11'3 x 10'11 (3.43m x 3.33m)

With UPVC double glazed window to the front aspect, radiator and fitted cupboard.

Bedroom Two

7'1 x 7 (2.16m x 2.13m)

Single room with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Modern white suite with towel radiator and UPVC double glazed window to the rear elevation.

Second Floor

Bedroom Three

12 x 10'9 to back of stairs (3.66m x 3.28m to back of stairs)

With sloping ceiling, radiator and skylight window.

Exterior

Rear enclosed lawned garden with patio area and side access gate. To the front is a small walled area and on-street parking.

Outbuilding/Utility

10'9 x 5'9 (3.28m x 1.75m)

With modern fitted units and plumbing.

Council Tax Band B

Services

Mains water, drainage, gas and electric.

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.



Road Map



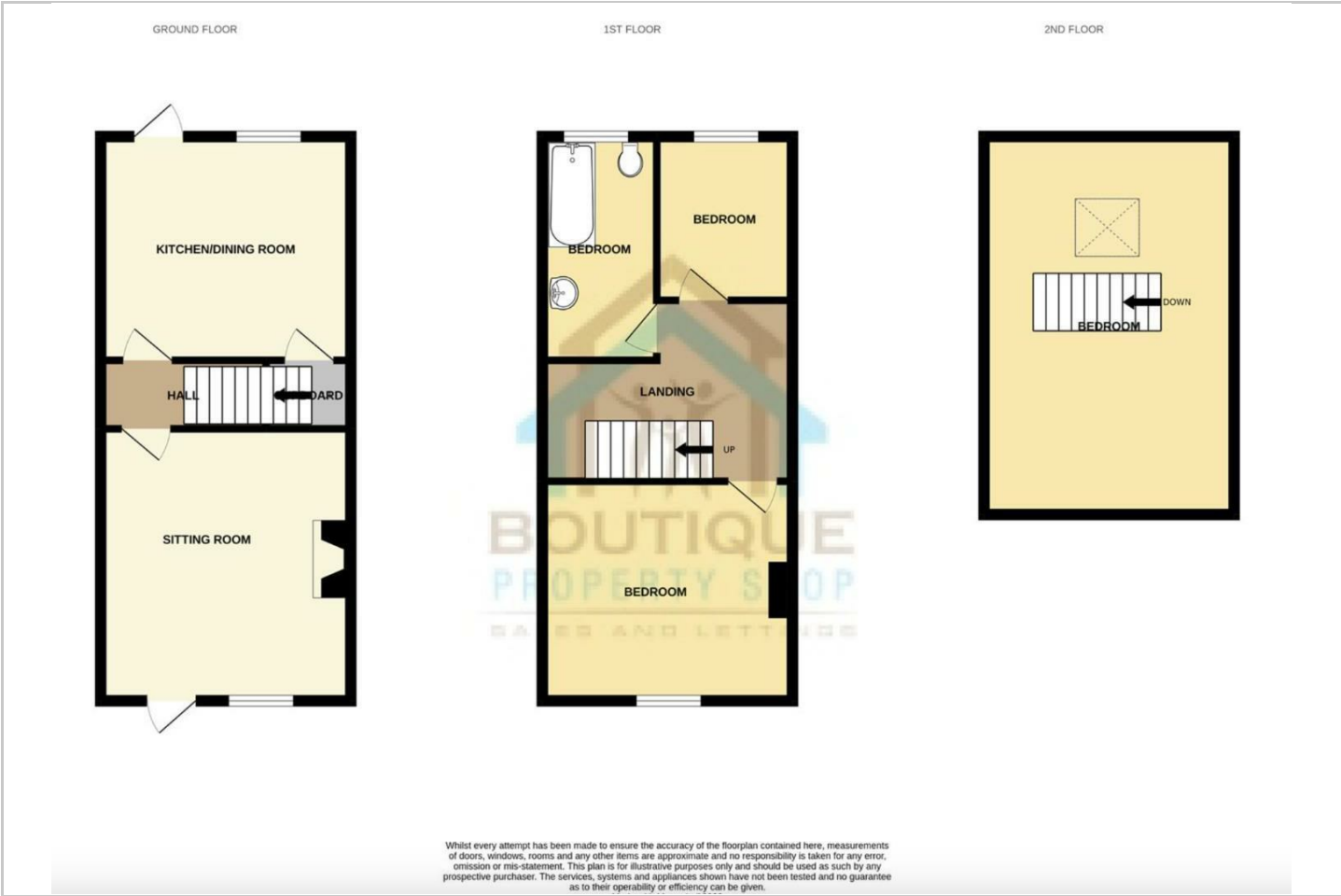
Hybrid Map



Terrain Map



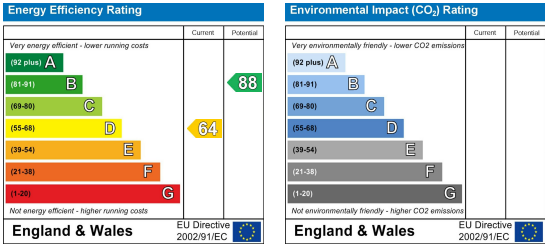
Floor Plan



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



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