

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 36 The Gallops, Norton, YO17 9JU

£205,000

- Offered for sale with no onward chain
- Refitted kitchen and bathroom
- Gas c/heating from replaced combi
- Popular development off Langton Road
- Two good sized double bedrooms
- Generous lounge/dining room
- Replacement uPVC double glazing
- Nicely enclosed rear garden plot

# 36 The Gallops, Norton YO17 9JU

36 The Gallops is a now well established semi in this popular development off Langton Road and is sure to appeal to first time buyers looking to get onto the property ladder. The generous lounge/dining room leads into the rear facing kitchen whilst upstairs there are two double size bedrooms and the bathroom. A particular feature is the walled rear garden plot, a driveway to the side allows off road parking, the boiler has been replaced as have windows, doors, the kitchen units and the bathroom suite. Offered for sale with the benefit of no forward chain.



Council Tax Band: B



### General information

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

### Services

All mains are connected.

Gas fired central heating from a replacement combi located in a kitchen wall cupboard.

### Entrance Hall

Main front door, inner door into;

### Lounge/Dining Room

Front facing double glazed window with radiator beneath, Further radiator, under stairs storage cupboard, stairs leading to the first floor, electric fire and surround.

### Kitchen

With a range of re-fitted base and wall level units, wall cupboard house the gas combi central heating boiler, fitted extractor canopy, plumbing for washing machine, radiator, double glazed rear window and rear entrance door.

### First Floor landing

Hatch to the loft space.

### Bedroom 1

Rear facing window with radiator beneath, built-in storage cupboard.

### Bedroom 2

Double glazed front window with radiator beneath.

### Bathroom

White three-piece suite, heated towel rail, over bath mixer shower, double glazed side window, tiled walls.

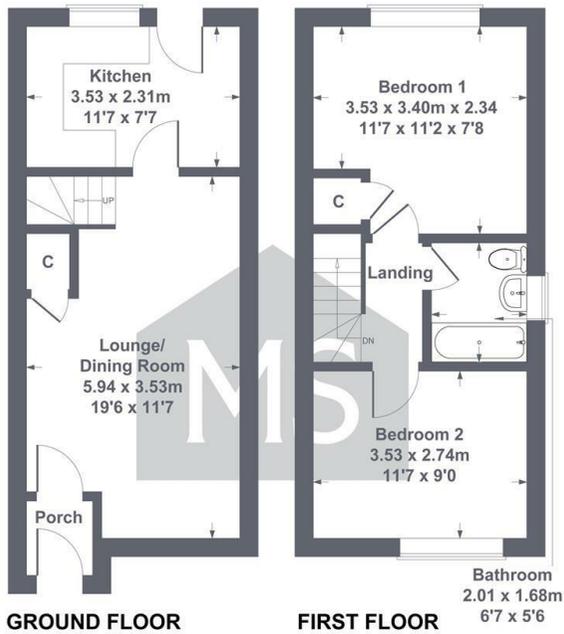
### Outside

Open plan gravel area to the front. To the rear there lies a nicely enclosed garden fenced between the adjoining house and walled to the rear and side. Decking patio area, lawn plot, flagged at the immediate rear, timber garden shed.



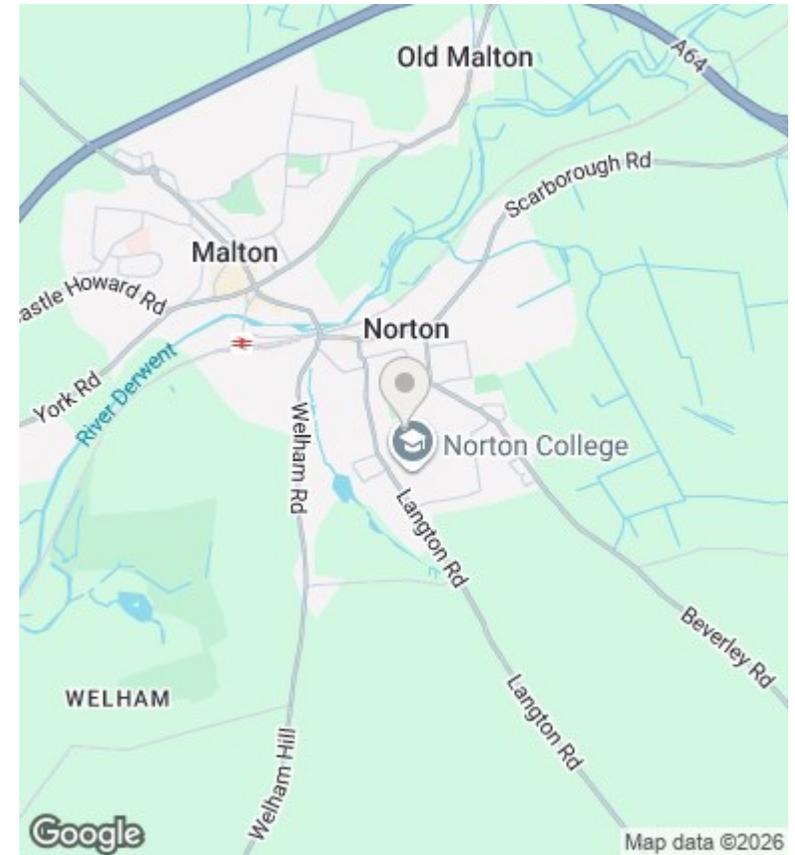


Approximate Gross Internal Area 646 sq ft - 60 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC