

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 7 Dairy Way, Norton, Malton, YO17 9FA

£279,950

- Excellent detached family home
- Rear lounge leading into the gardens
- Easy parking for two vehicles
- Three good size double bedrooms
- Utility off the kitchen, ground floor WC
- Sought after location, built in 2014
- Large fitted dining size kitchen
- Family bathroom and en-suite bed 1

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# 7 Dairy Way, Norton YO17 9FA

Excellent detached family home providing 1174 sqft of internal floor space slightly altered by the current owners by splitting the original garage in half to now provide a utility room directly off the dining kitchen. The generous main reception room has double doors onto the nicely enclosed garden which enjoys aspects directly onto open farmland. The kitchen is generous allowing lots of dining space, there is a ground floor WC whilst upstairs each of the bedrooms are double size, there is a the family bathroom and en-suite shower room.

Situated on the edge of town, this highly regarded location provides a popular setting with mature views over open farmland, making it a perfect escape from the hustle and bustle of the busier parts of town. Additionally, the property includes easy parking for two vehicles, adding to its practicality.



Council Tax Band: D



### General info

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. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

### Services

All mains services are connected.  
An upto date EPC will be provided.

### Hallway

### Dining kitchen

### Utility room

### Inner hall

### WC

### Lounge

### Landing

### Bedroom 1

### En-suite shower room

### Bedroom 2

### Bedroom 3

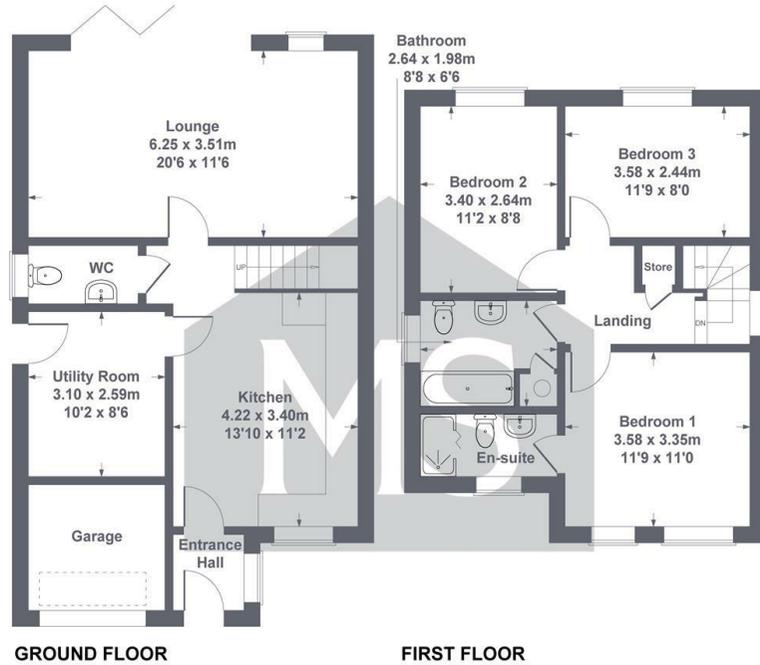
### Family bathroom

### Outside front

### Outside rear

### Garage

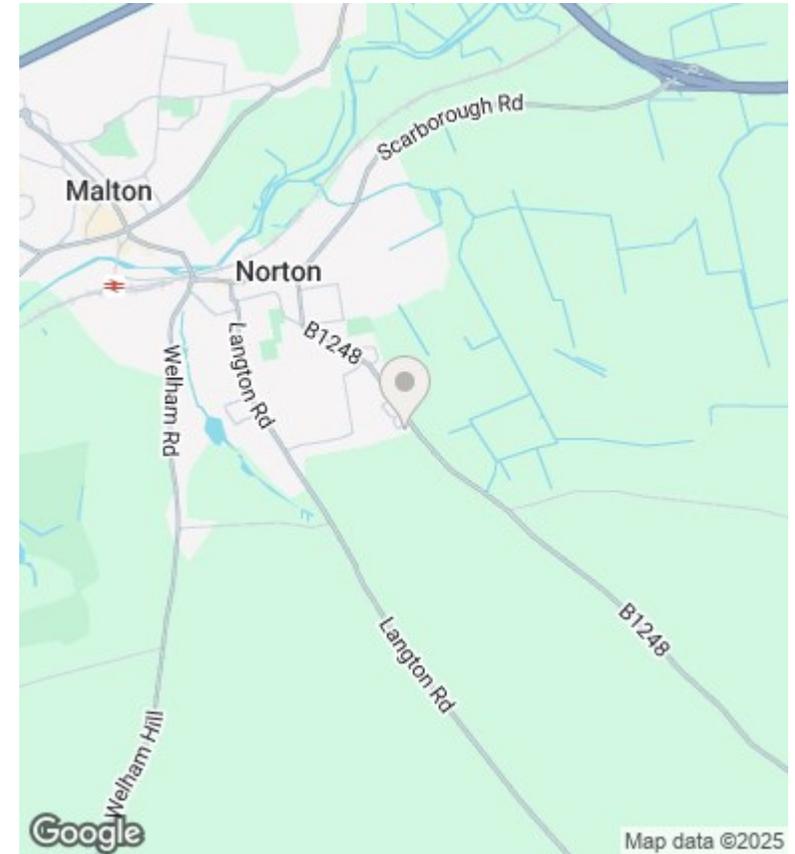
Approximate Gross Internal Area 1174 sq ft - 109 sq m



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. 2024



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	