

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 2 East Road, Norton, Malton, YO17 9JP

£182,950

- Offered for sale with no chain
- Gas fired central heating
- Three good sized bedrooms
- Post war traditional style semi
- Generous frontage parking
- Fitted kitchen and utility room
- Well established rear garden plot
- Large reception out to the rear



## 2 East Road, Norton YO17 9JP

2 East Road is a traditional post war semi in this well established part of town and is offered for sale with the benefit of having no onward chain. There is good ground floor living space with patio doors onto the rear garden, there is a fitted kitchen and separate utility room and the original outhouses onto the side allow space for further accommodation together with WC. Upstairs are three good sized bedrooms each with wardrobes/cupboards and bathroom. Generous front parking and well established rear garden plot.



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. 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 are connected.

### Hallway

Stairs to the first floor.

### Utility room

Front and side windows, wall mounted gas combi boiler, plumbing for washer.

### Kitchen

Base and wall level fitted units, walk in pantry cupboard, front window, radiator.

### Lounge/dining room

Extending over the full width with bay style rear window and patio doors leading out into the gardens. Laminate flooring, two radiators.

### First floor landing

From a turning staircase having a front facing window at the half landing, hatch to the loft space.

### Bedroom 1

Rear window, built in wardrobe/cupboard, radiator.

### Bedroom 2

Rear window, built in wardrobe/cupboard, radiator.

### Bedroom 3

Front window, built in wardrobe/cupboard, radiator.

### Bathroom

Three piece white suite, built in cupboard, front window, radiator.

### Outhouse/store

With external doors both onto the front driveway and into the rear garden. Generous size with WC at the rear part all of which allows lots of potential to create further accommodation subject to any required permissions.

### Outside front

Ample driveway/frontage parking for numerous vehicles laid to gravel.

### Outside rear/garden plot

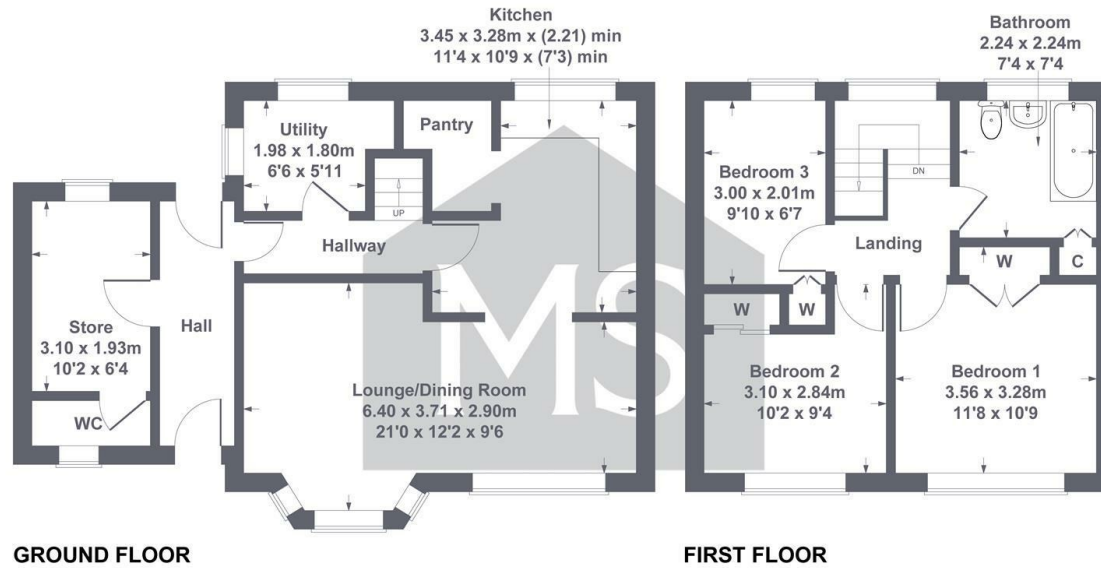
Well established and of a good size arranged for ease of maintenance down mainly to gravel with area of lawn and astro turf. Timber garden shed, fenced boundaries.







Approximate Gross Internal Area  
House = 849 sq ft - 79 sq m  
Outbuilding = 83 sq ft - 8 sq m  
Total = 932 sq ft - 87 sq m



## Directions

Head into Norton from Malton along Church St which becomes Commercial St, turn right onto Mill St and first left onto North Rd next to the Hyde Park. Take second right onto Eastfield Ave and right into East Rd.

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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		
England & Wales		EU Directive 2002/91/EC