

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 15 Burdale Close, Norton, YO17 9DG

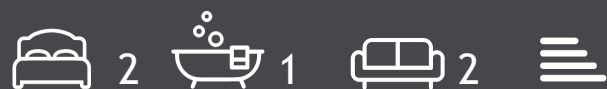
£265,000

- Offered for sale with no onward chain
- uPVC conservatory off bedroom 2
- Long drive and single garage
- Large dining size kitchen
- Very good size main living room
- Gas c/heating & uPVC d/glazing
- Two double bedrooms with wardrobes
- Low maintenance gardens
- Extremely popular location



# 15 Burdale Close, Norton YO17 9DG

Burdale Close is a nicely established and ever popular part of Norton just off Hambleton Road within easy reach of the nearby Tesco store. Number 15 is now offered for sale with no forward chain being well presented but perhaps in need of some updating. Having both gas central heating from a combi boiler and uPVC double glazing there are two double bedrooms, an impressive size lounge, a large dining kitchen, bathroom and double glazed conservatory onto the easy maintenance rear garden.



Council Tax Band: C



#### 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.

Gas central heating system from a combi boiler located in the dining kitchen.

#### Dining kitchen

Base and wall level fitted units, windows both to the side and front and entrance door onto the driveway. Cupboard with combi boiler. Radiator.

#### Inner hallway

Hatch to the loft space.

#### Lounge

Generous size room with large front window and smaller window to the side, gas fire, two radiators.

#### Bedroom 1

Built in wardrobes, rear window, radiator.

#### Bedroom 2

Built in wardrobes, radiator, double doors into the conservatory.

#### Conservatory

Again a generous size having uPVC double glazed windows and doors into the fully enclosed rear garden area.

#### Bathroom

Three piece suite, over bath shower, side window, radiator.

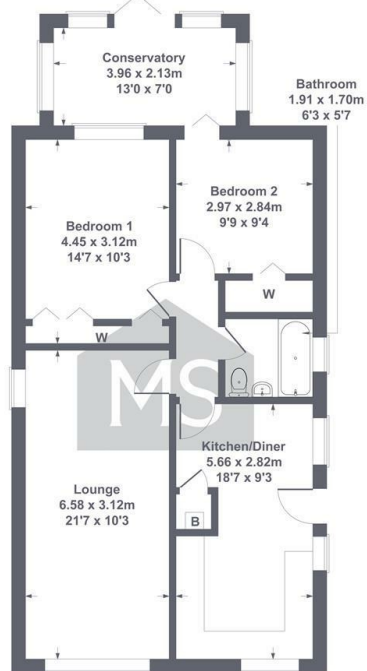
#### Outside

Resin driveway allowing good off road parking with space to create more if needed within the front plot. Driveway down with car port, hand gate at the bottom end into the rear plot. The rear is fully enclosed designed for ease of maintenance with no lawns.

#### Garage

Standard single size with door into the rear garden.

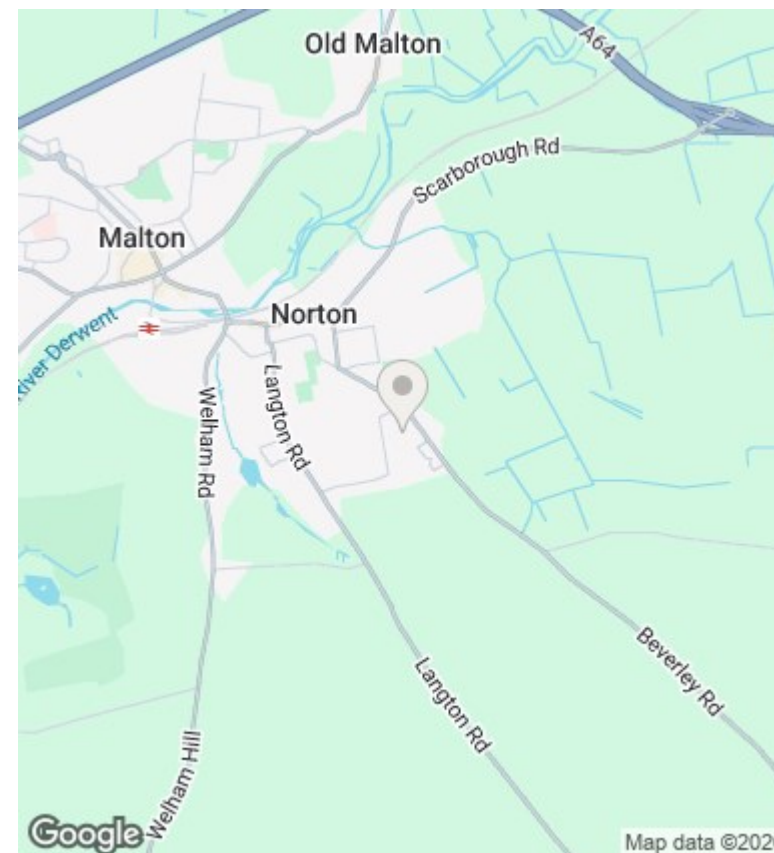
Approximate Gross Internal Area 891 sq ft - 83 sq m



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

C

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