



## 43 Hambleton Road, Norton, YO17 9DH

£285,000

- Offered for sale with no onward chain
- Spacious living room
- Detached Single Garage with power
- Two generous double bedrooms
- Modern shower Room
- Enclosed Rear garden
- Updated Kitchen with dining area
- Off-Street Parking
- Well established and popular residential area

# 43 Hambleton Road, Norton YO17 9DH

Offered with no onward chain 43 Hambleton Road is a well appointed detached bungalow located in a popular residential area in Norton. The property comprises a spacious kitchen/diner with modern units, more than generous living/dining room with a large bay window to the front aspect, there are two double bedrooms with access into the garden and a modern shower room, good length driveway, car port and single garage. In excellent condition throughout having been extensively refurbished/modernised in recent years.



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.

## Kitchen/Diner

uPVC Entrance door from the side aspect with adjoining window, a further window to the side aspect with radiator beneath, window to the front aspect, A range of wall & base units, Electric hob with extractor hood above, 2x Ovens, integrated fridge/freezer, integrated dishwasher, plumbing for white goods, sink basin, partly-tiled walls, laminate flooring.

## Lounge/diner

A spacious room with bay window to the front aspect with radiator beneath, a further window to the side aspect, Gas fire set in stone surround.

## Shower Room

White Two-piece Suite, Walk-in Shower cubicle with Electric shower,

Heated towel rail, Tiled walls, Glazed window to the side aspect, Laminate flooring.

## Bedroom 1

A more than generous double room with window to the rear with radiator beneath.

## Inner Hallway

Loft hatch, Thermostat.

## Loft Space

With boarding through the centre and mains lighting.

## Bedroom 2

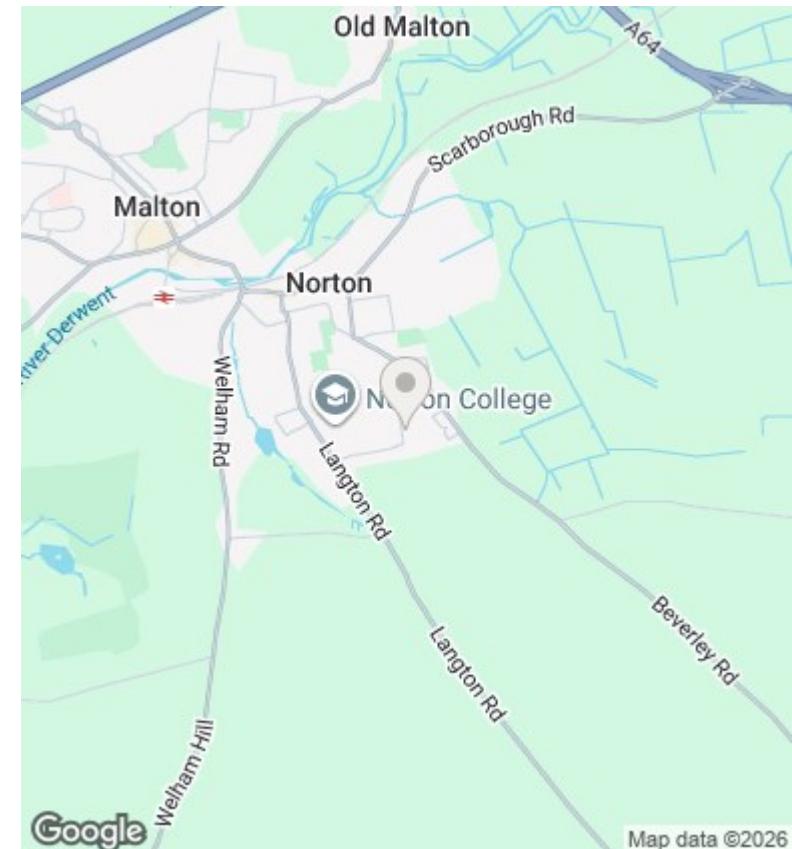
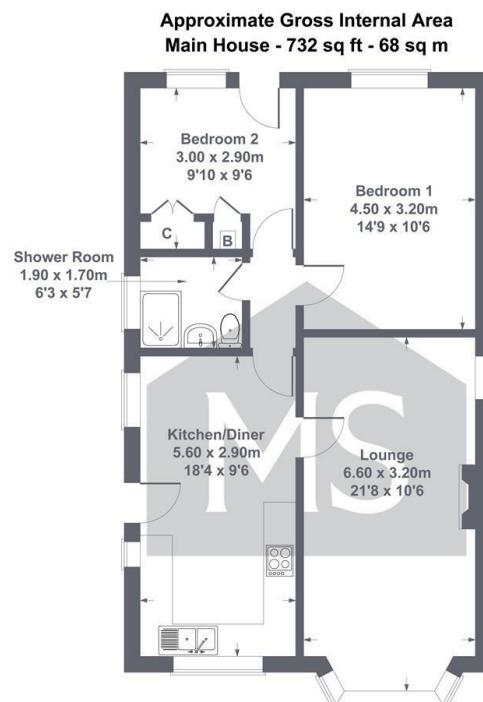
Another double bedroom with built-in wardrobes and a cupboard housing the gas combi boiler, Door to the rear garden with adjoining window and radiator beneath.

## Gardens and garage

To the front, there is a gravelled area with an outside tap. The property then has a driveway immediately off Hambleton Road which runs parallel to the property and is most covered by a car port and leads to the detached single garage. The garage benefits from an electric roller door and is powered. There is then the enclosed rear garden which has a flagged patio area immediately from the property and a lawn garden. From the rear garden there is a pathway which runs down the other side elevation to the front of the property.







## Directions

## 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	