

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 8 Langley Drive, Norton, Malton, YO17 9AR

£235,000

- Beautifully presented bungalow
- Spacious lounge with conservatory
- Thoroughly modernised throughout
- Parking for two vehicles
- Two generous double bedrooms
- Detached single garage

## 8 Langley Drive, Malton YO17 9AR

8 Langley Drive is an immaculately presented two bedroom semi-detached bungalow sat in a popular residential street. The property has been modernised thoughtfully throughout including a new kitchen and central heating system. Briefly, the property comprises; Kitchen/Diner, Spacious living room with access to the conservatory, Modern shower room, Two double bedrooms with the master benefitting from multiple built-in wardrobes and a storage room perfect for coats and shoes which houses the gas combi boiler. Outside, there is off-street parking for two cars and a detached single garage. There is then lawn garden to the front wrapping round to the side elevation.



Council Tax Band: B



#### Kitchen/Diner

A range of modern wall & base units, Electric oven/hob with extractor hood above, Windows to the side and rear aspect, Side entrance door, Radiator, Plumbing for white goods, Wooden tiled flooring.

#### Shower Room

Modern Two-Piece Suite with sink set in a vanity unit, Walk-in Shower cubicle, Heated towel rail, Glazed window to the side aspect, Extractor fan, Wooden tiled flooring.

#### Living Room

Fireplace with stone hearth, Radiator, Doors to;

#### Conservatory

Windows to the side and rear aspects with a door to the rear patio area, Sky light, Radiator, Wooden tiled flooring.

#### Bedroom 1

A more than generous double room with built-in wardrobes/shelving, Window to the front aspect with Radiator beneath.

#### Bedroom 2

Window to the front aspect with Radiator beneath.

#### Internal storage area

Currently used as an area for hanging coats and shoe storage. Also houses the gas combi boiler.

#### Internal Hallway

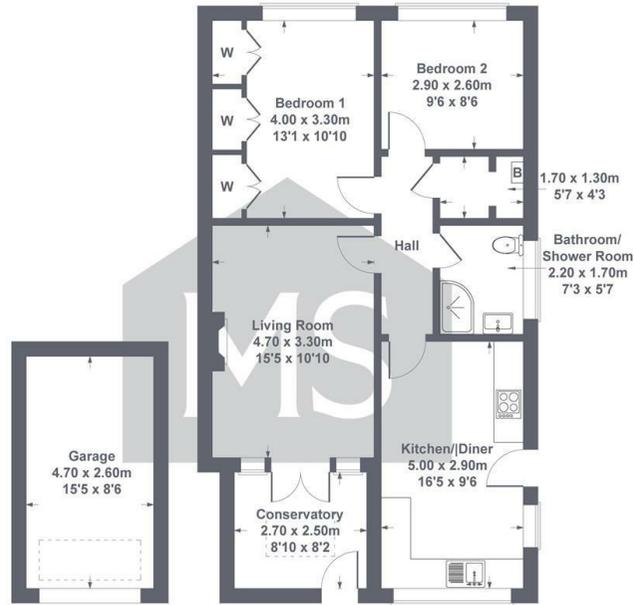
Thermostat, Loft hatch with drop-down ladders.

#### Outside Space

To the rear, there is a driveway providing two parking spaces and leads to

the detached single garage which is fully powered. There is then a patio area with an outdoor tap and lighting which creates an area for bin storage and leads to the conservatory. To the side and front of the property there is lawn garden which is bordered by hedges and a dwarf wall. There is also a path that runs to the side and front of the property.

Approximate Gross Internal Area  
 Main House - 775 sq ft - 72 sq m  
 Garage - 129 sq ft - 12 sq m  
 Total - 904 sq ft - 84 sq m

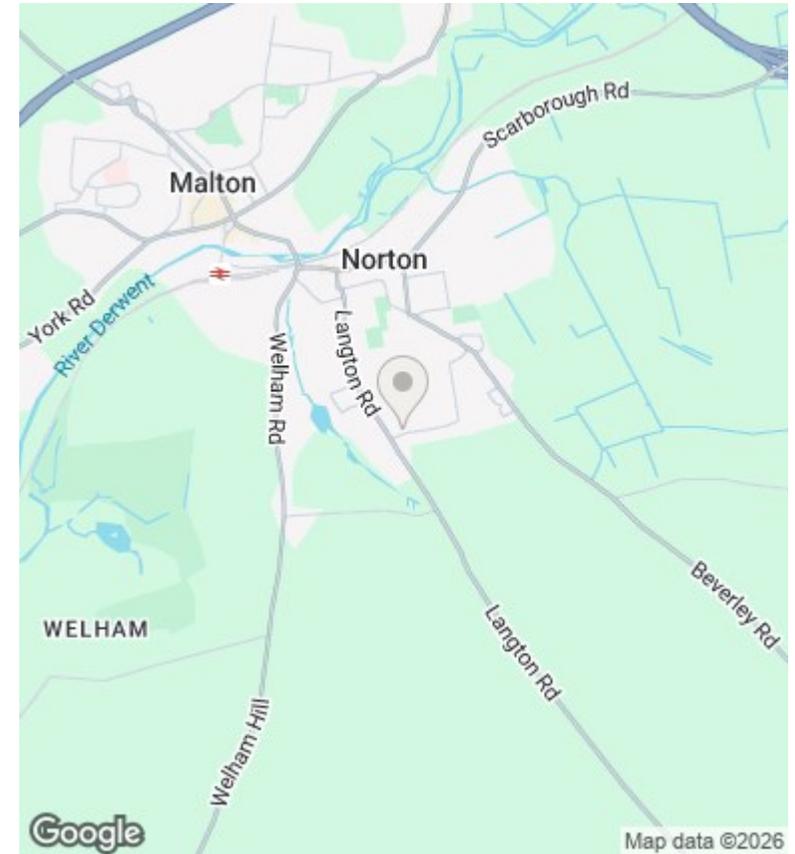


GARAGE

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>81</b>
(69-80) <b>C</b>	<b>74</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	