

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	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

34, St. Nicholas Street, Norton, North Yorkshire, YO17 9AQ Offers in excess of £299,950

34 St Nicholas Street is an end of terrace Victorian townhouse which has been skilfully and sympathetically extended and refurbished to create a beautifully presented, versatile family home, with a delightful blend of traditional features and modern amenities.

The property comprises; entrance hall, cosy sitting room with vintage French log burner, open plan kitchen/living/dining area with bi-fold doors leading to the south facing rear garden. To the first floor are two large bedrooms with period features and a large family bathroom with walk in shower and cast iron roll top bath. On the second floor are two further double bedrooms with the master having a walk in wardrobe and a separate shower room.

The property has the benefit of new high spec combi boiler, traditional cast iron radiators and timber sash double glazed windows. Much thought has been given to the tasteful decor with Farrow & Ball paint throughout in keeping with the period of the house. Outside there is an private enclosed south facing garden with useful outbuilding.

PLEASE NOTE THE SCAFFOLDING TO THE FRONT WILL BE REMOVED. OUR VENDORS ARE REPOINTING THE FRONT ELEVATION.

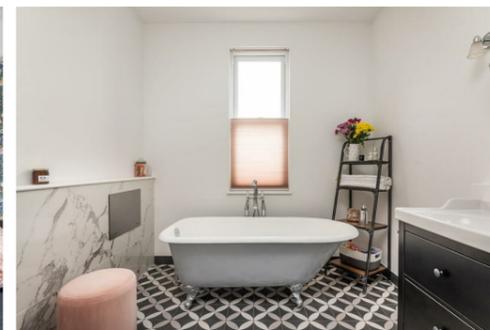
EPC RATING D



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALLWAY

Door to front aspect, original arch feature

SITTING ROOM

13'8" x 13'11" (4.18m x 4.26m)
Sash bay window to front aspect, vintage French log burner, coving, ceiling rose, cast iron radiator, Sky TV point, power points

KITCHEN

13'11" x 13'5" (4.25m x 4.10m)
Cast iron radiator, spot lights, tiled flooring, Nolte range of wall and base units granite worktops, integrated dishwasher, space for American fridge/freezer, V-zug appliances including rotisserie oven, steam oven, warming drawer, induction hob and extractor hood, sink and insinkerator boiling water tap with macerator system. Utility storage cupboard housing combi boiler, plumbing for washing machine and storage shelving.

DINING ROOM

12'9" x 14'0" (3.89m x 4.28m)
Velux windows, aluminium bi-fold doors to rear aspect, tiled flooring, vertical radiator, TV point, power points.

FIRST FLOOR LANDING

Power points, stairs to second floor landing

BATHROOM

Window to rear aspect, marble tiles with underfloor heating, cast iron roll top bath with view of built in TV, fully tiled walk in shower with rain head shower, double sinks with vanity, low flush WC, loft access with ladder

MASTER BEDROOM

13'7" x 17'4" (4.15m x 5.30m)
Sash windows to front aspect, cast iron radiator, TV point, power points, feature fireplace.

BEDROOM TWO

13'6" x 10'7" (4.14m x 3.23m)
Sash window to rear aspect, cast iron radiator, power points.

SECOND FLOOR LANDING

Exposed brick, bespoke glass screen banister, over stairs storage cupboard.

BEDROOM FOUR

9'1" x 10'11" (2.79m x 3.33m)
Sash window to rear aspect, cast iron radiator, power points.

BEDROOM THREE

13'7" x 17'2" (4.16m x 5.24m)
Sash windows to front aspect, cast iron radiator, spot lights, TV point, power points, walk in wardrobe with spot lights.

SHOWER ROOM

Fully enclosed shower with rain head shower, low flush WC, wash hand basin with vanity unit, extractor fan

GARDEN

South facing private enclosed garden with laid lawn, outbuilding, storage shed, side access, outside tap.

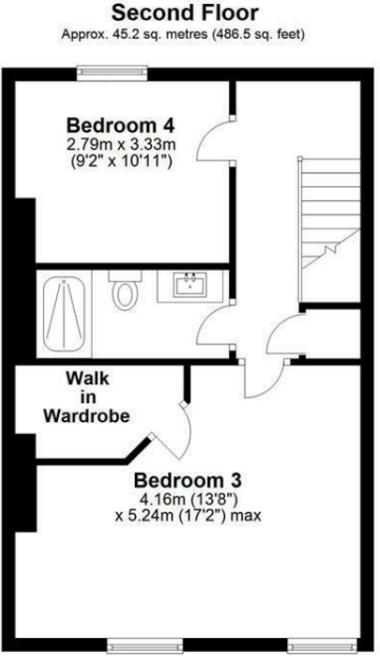
TENURE

Freehold

SERVICES

Combi boiler, oil central heating, mains drains

COUNCIL TAX BAND C



Total area: approx. 163.4 sq. metres (1758.4 sq. feet)
34 St Nicholas Street, Norton