

15 VINE STREET NORTON



A spacious three storey town house, located within a short walk of town centre amenities, offering four-bedroom accommodation of almost 1,350ft², together with a west-facing courtyard garden.

Vestibule, entrance hall, sitting room, dining room, kitchen,
four bedrooms (three doubles, one single) and a house bathroom.

Gas central heating. Upvc double-glazing.

West-facing courtyard style garden.

Cul de sac location within a two-minute walk of town centre amenities.

GUIDE PRICE £195,000

15 Vine Street consists of a tall, three-storey Victorian town house, quietly positioned yet within a short stroll of town centre amenities. The house offers family-size accommodation amounting to almost 1,350ft², to include two reception rooms and four bedrooms.

The property might benefit from some cosmetic updating in some areas, but it is worth noting that the house was fully re-roofed in 2011. There is gas central heating throughout and windows and doors are upvc double-glazed. The accommodation comprises vestibule, entrance hall, sitting room, dining room, kitchen, first floor landing, two bedrooms, house bathroom, second floor landing and two further bedrooms, which enjoy terrific views across the town.

To the rear of the property is an enclosed, courtyard style garden, which enjoys a very pleasant west-facing aspect and benefits from a garden store and outside toilet. The house enjoys a pedestrian right of access over Number 17.

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. Vine Street is cul de sac located off Commercial Street and especially well placed for local amenities.



ACCOMMODATION

VESTIBULE

1.4m x 0.9m (4'7" x 2'11")

Electric meter and fuse box.

ENTRANCE HALL

Staircase to the first floor. Telephone point. Radiator.

SITTING ROOM

4.8m (into bay) x 3.4m (15'9" x 11'2")

Feature fireplace with Adam style surround. Bay window to the front. Picture rail. Television point. Radiator.



DINING ROOM

4.4m x 3.9m (14'5" x 12'10")

Feature fireplace with stone surround and hearth. Picture rail. Understairs cupboard. Television point. Casement window and door to the rear garden. Two radiators.



KITCHEN

3.4m x 1.9m (11'2" x 6'3")

Range of kitchen cabinets incorporating a single drainer sink unit. Four ring ceramic hob. Electric double oven. Integrated fridge. Automatic washing machine point. Casement window to the side. Velux roof light. Door to the rear. Radiator.



FIRST FLOOR

LANDING

Staircase to the second floor. Radiator.

BEDROOM ONE

4.4m x 4.2m (14'5" x 13'9")

Coving. Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM TWO

2.9m x 2.5m (9'6" x 8'2")

Cupboard housing the gas fired combi boiler. Casement window to the rear. Radiator.

BATHROOM & WC

2.9m x 1.6m (9'6" x 5'3")

White suite comprising bath with shower over, wash basin and low flush WC. Coving. Casement window to the rear. Heated towel rail.



SECOND FLOOR

LANDING

BEDROOM THREE

4.4m x 3.9m (14'5" x 12'10")

Casement window to the rear. Two Velux roof lights. Radiator.



BEDROOM FOUR

4.4m x 4.2m (14'5" x 13'9")

Fitted cupboard. Casement window to the front. Two Velux roof lights. Radiator.



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

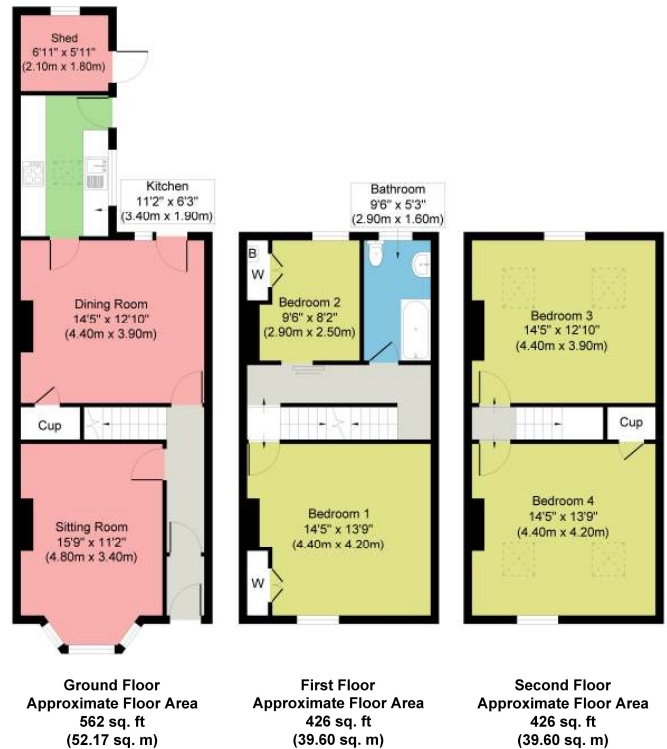
Post Code: YO17 9JD.

EPC Rating: Current: C72. Potential: B84.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

OUTSIDE

Behind the house is an enclosed courtyard style garden with garden store adjoining the kitchen (2.1m x 1.8m) and an outside toilet at the far end. The garden enjoys a pleasant, west-facing aspect and there is a pedestrian access across the rear of Number 17, to access the street.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.