

## 145A LANGTON ROAD NORTON



**A well-extended detached bungalow offering deceptively spacious accommodation within a popular location.**

Hallway, sitting room, breakfast kitchen, dining room/former bedroom three, master bedroom with dressing area & en-suite shower room, second double bedroom & main bathroom.

Gas central heating. Upvc double-glazing.

Attractive, part-walled gardens, driveway parking & single garage.

No onward chain.

### GUIDE PRICE £335,000

This well-appointed detached bungalow is thought to have been built in the mid-1990s and is located in a popular part of town. The property has been seamlessly extended to the rear and offers accommodation of approximately 905sq.ft with the benefit of uPvc double-glazing and gas central heating.

The accommodation briefly comprises dining kitchen with granite work surfaces and range of integrated appliances, dining room/former third bedroom, sitting room with gas fire, master bedroom with en-suite shower room, second double bedroom and a main bedroom. Both bedrooms have fitted storage and French doors opening onto the rear garden.

The garden is part walled and enjoys a good level of privacy, with lawn, shrub borders and a timber summer house and garden shed. A neatly paved driveway leads to a single garage and provides ample parking.

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. 145a Langton Road is located on the southern edge of Norton and can be identified by our For Sale board.

### **ACCOMMODATION**

#### **BREAKFAST KITCHEN**

3.8m x 3.5m (12'6" x 11'6")

Range of kitchen cabinets with polished granite work surfaces and incorporating a stainless-steel sink, four ring ceramic hob and extractor hood, electric oven, microwave, fridge freezer, dishwasher and washer dryer. Two casement windows to the front. Recessed spotlights. Radiator.



#### **DINING ROOM / FORMER BEDROOM THREE**

3.0m x 2.4m (9'10" x 7'10")

Casement window to the side. Open onto the Kitchen. Radiator.



#### **HALLWAY**

Loft hatch. Airing cupboard and further storage cupboard.

### SITTING ROOM

5.9m x 3.4m (max) (19'4" x 11'2")

Mains gas fire with Adam style surround. Coving. Television point. Bay window to the front. Radiator.



### BEDROOM ONE

5.4m x 3.0m (min) (17'9" x 9'10")

Range of fitted wardrobes. French doors onto the rear garden. Television point. Radiator.



### EN-SUITE SHOWER ROOM

2.7m x 1.3m (max) (8'10" x 4'3")

White low flush WC, wash basin and shower cubicle. Half tiled walls. Extractor fan. Casement window to the side. Radiator.

### BEDROOM TWO

4.4m x 2.5m (14'5" x 8'2")

Range of fitted wardrobes. French doors onto the rear garden. Radiator.



### BATHROOM & WC

3.4m x 1.7m (11'2" x 5'7")

White suite comprising bath, wash basin and low flush WC. Fully tiled walls. Extractor fan. Loft hatch. Casement window to the rear. Heated towel rail.



### OUTSIDE

The front of the bungalow faces south-west and is set back, behind an attractively planted garden. A driveway extends along one side and leads to a single garage. The back garden is part walled, featuring lawn, well-stocked shrub borders, a timber summer house and garden shed.

### SINGLE GARAGE

5.1m x 2.7m (16'9" x 8'10")

Electric roller shutter door. Electric light and power. Concrete floor.



## **GENERAL INFORMATION**

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

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

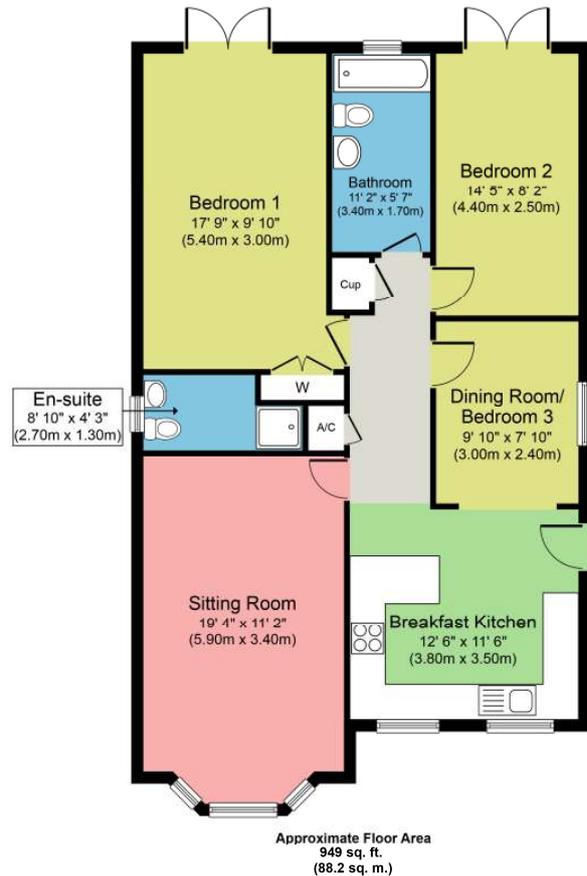
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 9AF.

EPC Rating: Current: C71. Potential: B85.

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

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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