

42 EVERGREEN WAY NORTON



A well-presented end terrace three bedroom house with garden and off-street parking, forming part of a popular development by Persimmon Homes.

Entrance hall, guest cloakroom, sitting room, kitchen diner,
first floor landing, three bedrooms & house bathroom.

Gas central heating & uPvc double-glazing.

Driveway parking for two cars & south-facing rear garden with shed.

Covenient, edge of town location.

GUIDE PRICE £175,000

42 Evergreen Way is a nicely presented, end of terrace town house, built in 2016 and forming part of the Westfield development by Persimmon Homes.

The property benefits from sealed unit double-glazing, gas central heating, and carries the balance of its NHBC warranty. The accommodation amounts to over 740sq.ft and comprises entrance hall, guest cloakroom, sitting room, kitchen diner, three first floor bedrooms and a house bathroom. Externally there is off-street parking for two cars to the front, and an enclosed south-facing garden to the rear.

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. 42 Evergreen Way is located within a quiet cul de sac setting and forms part of a recent and popular development by Persimmon Homes.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Radiator.

GUEST CLOAKROOM

1.6m x 0.9m (5'3" x 2'11")

White low flush WC and wash basin. Casement window to the front. Radiator.

SITTING ROOM

4.4m x 3.7m (max) (14'5" x 12'2")

Television point. Understairs cupboard. Consumer unit. Casement window to the front. Radiator.



KITCHEN DINER

4.7m x 2.7m (15'5" x 8'10")

Range of kitchen cabinets incorporating a stainless steel sink unit, four ring gas hob with extractor hood, and electric oven. Gas fired combi boiler. Casement window to the rear and French doors opening onto the rear garden. Radiator.



FIRST FLOOR

LANDING

Fitted storage cupboard. Loft hatch.

BEDROOM ONE

4.7m x 2.9m (max) (15'5" x 9'6")

Two casement windows to the front. Radiator.



BEDROOM TWO

2.7m x 2.3m (8'10" x 7'7")

Casement window to the rear. Radiator.



BEDROOM THREE

2.3m x 1.9m (7'7" x 6'3")

Casement window to the rear. Radiator.



BATHROOM & WC

1.9m x 1.7m (6'3" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the side. Radiator.



OUTSIDE

To the front of the house is a tarmac driveway and an additional gravelled parking space. To the rear is an enclosed, south facing garden with lawn, flagged patio area and garden shed.

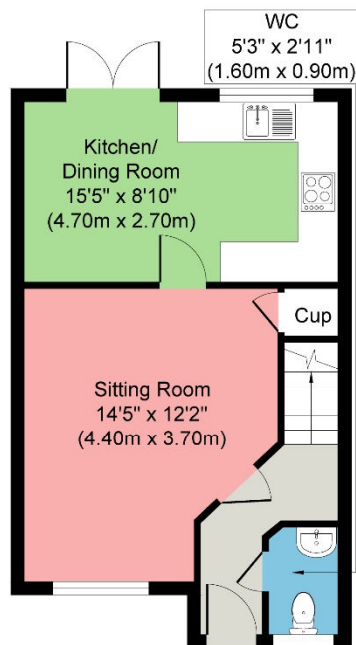


GENERAL INFORMATION

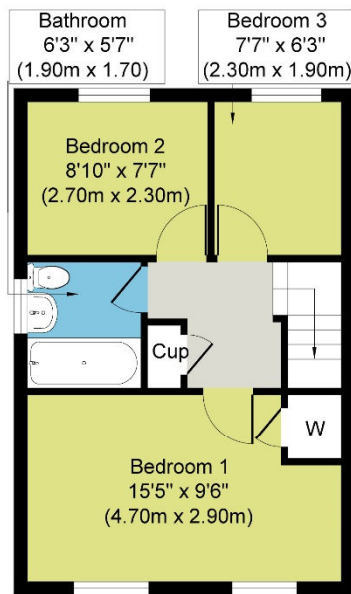
Services: Mains water, electricity, gas, and drainage. Gas central heating.
Council Tax: Band: B (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO17 8BY.
EPC Rating: Current: C78. Potential: A92.
Viewing: Strictly by prior 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.



Ground Floor
Approximate Floor Area
382 sq. ft
(35.46 sq. m)



First Floor
Approximate Floor Area
364 sq. ft
(33.84 sq. m)

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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