

54 BEVERLEY ROAD NORTON



A three-bedroom end terrace house in need of modernisation and improvement, together with off-street parking and a very large rear garden.

The accommodation briefly comprises kitchen, lounge diner, rear porch, wc, first floor landing, three bedrooms & shower room.

Gas central heating.

Gravelled parking & long rear garden.

Updating & improvement required throughout.

No onward chain.

OFFERS OVER £160,000

This post-war end of terrace house is in need of a programme of modernisation and improvement but offers excellent potential and comes with ample off-street parking and a huge rear garden.

The accommodation totals approximately 724sq.ft, excluding the large rear porch, and in brief it comprises kitchen, lounge diner, rear porch, wc, first floor landing, three bedrooms and a shower room. There is gas central heating, and the house has been re-roofed in recent years.

The house is set back from the street, behind a gravelled parking area. To the rear is a very long garden with greenhouse/potting shed and further garden shed.

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. Beverley Road is well placed for access to town centre amenities and Number 54 can be identified by our 'For Sale' board.

ACCOMMODATION

KITCHEN

5.8m x 2.4m (max) (19'0" x 7'10")

Range of kitchen unit incorporating a stainless steel, single drainer sink unit. Four ring gas hob. Vaillant gas fired central heating boiler. Automatic washing machine point. Staircase to the first floor. Understairs cupboard. Coving. Casement window to the front and onto the rear porch. Two radiators.



LOUNGE DINER

5.8m x 3.4m (max) (19'0" x 11'2")

Coving. Television point. French doors opening onto the rear porch. Casement window to the front. Two radiators.



REAR PORCH

6.0m x 1.9m (20'0" x 6'3")

Timber construction with a polycarbonate roof. Door to the rear garden. Built in desk and storage cabinets.



CLOAKROOM

High flush WC. Gas meter.

FIRST FLOOR

LANDING

Casement window to the side. Loft hatch.

BEDROOM ONE

3.5m x 3.0m (max) (11'6" x 9'10")

Picture rail. Casement window to the rear. Radiator.



BEDROOM TWO

3.3m x 2.6m (max) (10'10" x 8'6")

Picture rail. Casement window to the front.



BEDROOM THREE

2.5m x 2.4m (8'2" x 7'10")

Picture rail. Casement window to the rear. Radiator.

SHOWER ROOM

2.2m x 1.7m (max) (7'3" x 5'7")

White suite comprising shower cubicle, wash basin and low flush WC. Casement window to the front. Radiator.

OUTSIDE

To the front of the house is a good-sized, gravelled parking area. A side gate allows access around to an unusually long rear garden, which enjoys a south-west facing aspect and includes a garden shed and greenhouse/potting shed.



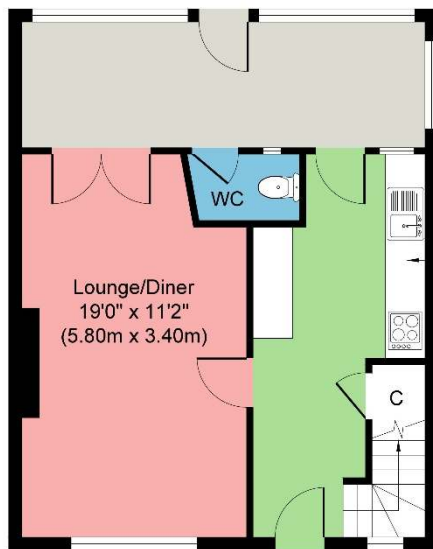
GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage.
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 9BU.
EPC Rating:	Current:
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

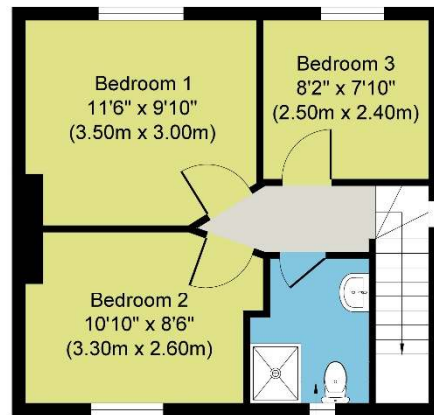




All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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
512 sq. ft
(47.58 sq. m)



First Floor
Approximate Floor Area
381 sq. ft
(35.38 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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