



## 9 Spring Field Garth | Norton, Malton

No.9 comprises a well-presented two bedroom semi-detached bungalow with detached garage, situated in a quiet cul-de-sac close to local amenities.

- A well-proportioned two bedroom semi-detached bungalow
- Two double bedrooms and house bathroom
- The property would now benefit from a programme of cosmetic updating
- Easy access to the A64 for commuting to York, Scarborough and beyond
- Kitchen, sitting room and conservatory
- Gardens to the front and rear, off-street parking, and garage
- Convenient location within walking distance of the train station, bus station and local amenities



**Offers In Excess Of £175,000**

**BoultonCooper**

**BC**  
Est. 1801

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## ACCOMMODATION

### SIDE ENTRANCE PORCH

uPVC double glazed mono-pitch porch, with uPVC double glazed entrance door.

### ENTRANCE HALL

L shaped hall, airing cupboard.

### KITCHEN

9'6" x 8'9" (2.90m x 2.67m)

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, four ring electric hob, eye level single electric oven, plumbing for a washing machine. Rear aspect uPVC double glazed window and radiator.

### SITTING ROOM

15'7" x 11'1" (4.75m x 3.38m)

With electric fireplace with timber surround and mantle, radiator, and uPVC glazed sliding doors into the conservatory.

## CONSERVATORY

8'2" x 7'1" (2.49m x 2.16m)

Of uPVC double glazed construction, with door onto a raised patio area to the rear.

## BEDROOM 1

13'4" x 11'1" (4.06m x 3.38m)

Front aspect uPVC double glazed bow window, and radiator.

## BEDROOM 2

9'6" x 8'10" (2.90m x 2.69m)

Front aspect uPVC double glazed window, and radiator.

## BATHROOM

6'6" x 5'6" (1.98m x 1.68m)

A three-piece suite comprising low flush wc and wash hand basin set into a vanity unit, and panelled bath with shower over. Fully tiled walls, extractor fan and opaque uPVC double glazed to the side.





### OUTSIDE

The property is complemented by a flagged garden with decorative planting to the front, with a private paved driveway to the side of the property providing ample off street parking and leading to a detached garage (16'1 x 9'1) with electric lighting and power, with an up and over door and personnel door to the side. To the rear is an enclosed patio garden, with a selection of attractive raised beds and herbaceous borders, leading to a paved rear garden with attractive planting, timber pergolas, timber garden shed, greenhouse, and an outside tap.

### TENURE

We understand to be freehold with vacant possession upon completion.

### SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies, with gas-fired central heating. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

### DIRECTIONS

From our Malton office, proceed along the Market Place on to Finkle Street and turn right on to Wheelgate, Continue through the traffic lights on to Castlegate and over the river and level crossing bearing right on to Welham Road. Take the second left turn on to Spring Field Garth. No. 9 can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board.

### COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Ryedale District Council. Tel 01653 600666.

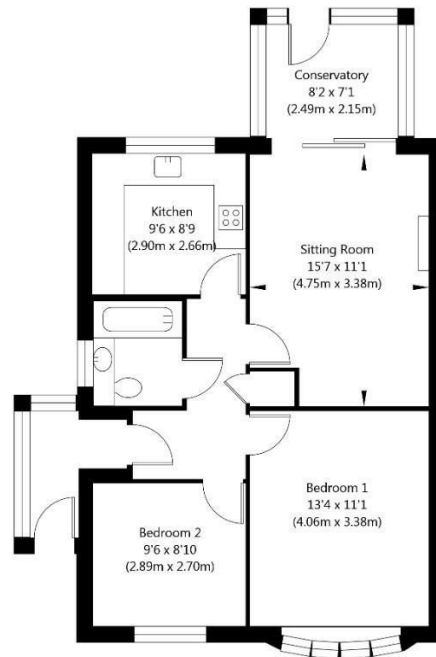
### ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton Office.



# 9 Spring Field Garth | Norton, Malton

Springfield Garth, Norton, Malton, YO17 9EL



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 703 SQ FT / 65.35 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 703 SQ FT / 65.35 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

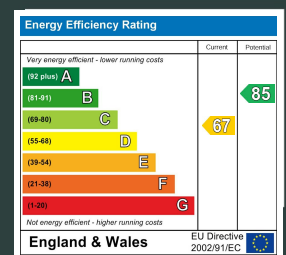
Strictly by appointment with the Agents.

## COUNCIL TAX BAND

B

## ENERGY PERFORMANCE RATING

D



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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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