

**3, The Gallops, Norton,  
North Yorkshire, YO17 9JU  
Guide price £179,950**

3 The Gallops is a two bedroom semi detached house with a gated driveway, detached single garage and private rear garden. Located within this very popular residential area off Langton Road, Norton in close proximity to Norton College.

The very well presented accommodation comprises: entrance porch, spacious living/diner and contemporary kitchen. To the first floor there are two good sized bedrooms and house bathroom. The rear garden is mainly laid to lawn with separate patio and decking areas. Single detached garage and off road parking.

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC RATING TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



**ENTRANCE**

Door to front aspect

**LIVING ROOM/DINING ROOM**

19'4" x 11'9" (5.9 x 3.6)

Window to front aspect, power points, TV point, radiators, gas feature fireplace, large under stairs storage cupboard

**KITCHEN**

11'9" x 7'6" (3.6 x 2.3)

Window and door to rear aspect, range of wall and base units with roll top work surfaces and tiled splash back, stainless steel sink and tap, space for freestanding cooker, integrated extractor fan, space for fridge, space for dishwasher, space for washing machine, power points, radiator,

**FIRST FLOOR LANDING**

Loft access, power points.

**BEDROOM ONE**

11'9" x 11'1" (3.6 x 3.4)

Window to rear aspect, tv point, power points, radiator

**BEDROOM TWO**

11'9" x 9'6" (3.6 x 2.9)

Window to front aspect, power points, radiator.

**BATHROOM**

6'6" x 5'6" (2.00 x 1.7)

Window to side aspect, part tiled, panel enclosed bath with shower over, low flush WC, wash hand basin with pedestal.

**GARAGE**

Up and over door, power and lighting, UPVC side door to garden.

**PARKING**

Recently installed solid wooden gates and off road parking for two cars.

**GARDEN**

Laid lawn with shrubs and borders, patio area, decking area, outside tap, outside light, side access and access to garage.

**COUNCIL TAX BAND B**

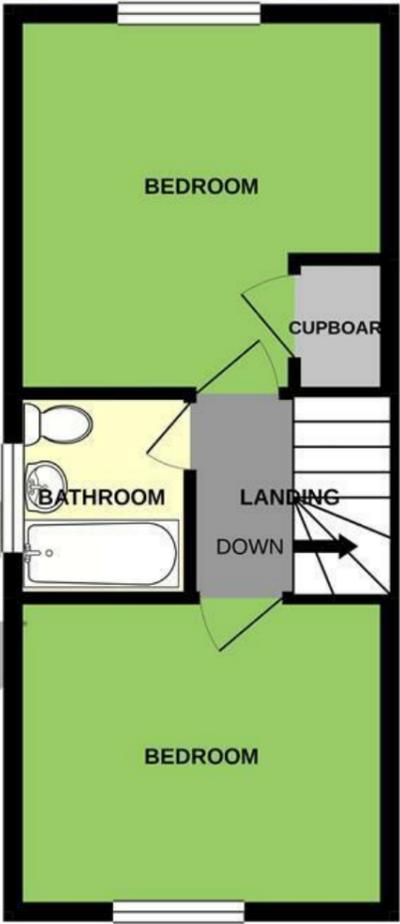
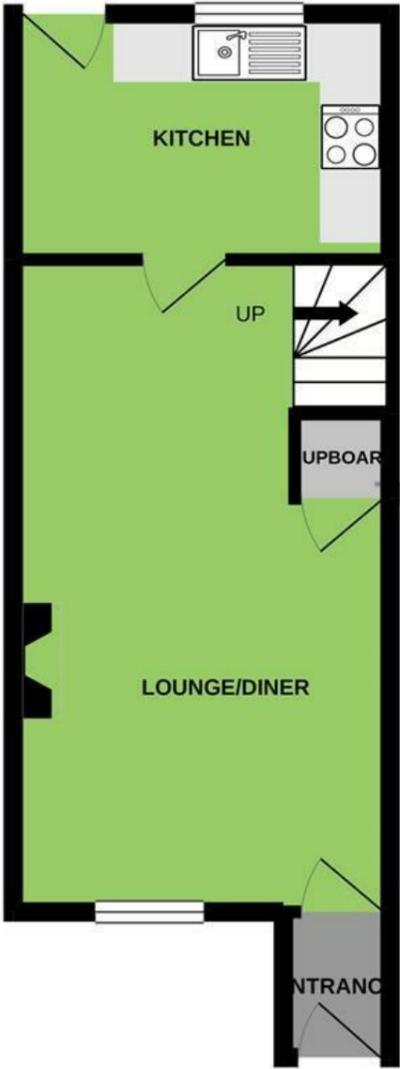
**SERVICES**

Gas central heating with combo boiler, mains drains, mains electric.



GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020