



**72, Welham Road, Norton,
North Yorkshire, YO17 9DS
Offers in excess of £650,000**

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: 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

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

72 Welham Road is an extended detached four bedroom Edwardian house with detached workshop/office that can easily be converted to an annexe (subject to planning), gardens, detached single garage and comes with the possibility of renting a paddock.

This much loved family home having had only three owners in its time dating back to circa 1912 has retained many of its original features, including feature fireplaces, wooden sash windows, picture rails, deep skirting boards, high ceilings and beautifully proportioned rooms.

The property comprises; entrance hall with the original door, sitting room, open kitchen/dining room, utility room, pantry, guest cloakroom, study and formal living room. To the first floor is the master bedroom with dressing area and en-suite, a second bedroom with recently refurbished en-suite, two further double bedrooms, walk in airing cupboard and large family bathroom.

To the rear there is a large two storey building currently used as a workshop & office, this has been cleverly constructed with an annexe in mind and has all the electrics, plumbing and windows in place. There is also a detached garage and parking for several vehicles.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles),



ENTRANCE HALL

Original period door to front aspect, coving, picture rail, under stairs storage cupboard, power points and radiator.

LIVING ROOM

12'11" x 16'4" (3.96m x 5.00m)
Window to front aspect, coving, picture rail, ceiling rose, feature fireplace with multi fuel log burner, fitted shelving, wall lights, wood flooring, power points and radiator.

SITTING ROOM

14'0" x 12'9" (4.28m x 3.91m)
Windows to front and side aspect, coving, picture rail, ceiling rose, feature fireplace with multi fuel log burner, radiator, power points and radiator.

KITCHEN/DINING ROOM

17'7" x 22'6" (5.36m x 6.87m)
Windows to side aspect, doors to rear leading to garden, tiled flooring, shaker style range of wall and base units with granite worktops and upstands, kitchen island with integral sink, integrated dishwasher, integrated fridge and freezer, range style cooker, coving, power points and radiator.

UTILITY ROOM

6'10" x 7'10" (2.10m x 2.40m)
Window to rear aspect, tiled flooring, range of wall and base units, range of wall and base units with granite worktops and upstands, Belfast sink, space for washing machine, space for tumble dryer, power points and radiator.

GUEST CLOAKROOM

Window to rear aspect, tiled flooring, low flush WC, wash hand basin with pedestal, radiator.

PANTRY

6'7" x 5'5" (2.01m x 1.66m)
Window to side aspect, power points and tiled flooring.

INNER HALL

Tiled flooring, door to side aspect.

STUDY

13'5" x 11'10" (4.10m x 3.63m)
Window to side aspect, feature fireplace with multi fuel log burner, fitted cupboards, power points, telephone point and radiator.

FIRST FLOOR LANDING

Power points

MASTER BEDROOM

12'11" x 16'4" (3.96m x 5.00m)
Window to front aspect, power points, radiator.

MASTER DRESSING AREA

5'2" x 7'1" (1.60m x 2.17m)
Space for fitted wardrobes

MASTER EN-SUITE

Window to front aspect, tiled flooring, low flush WC, wash hand basin with pedestal, partly tiled walls, fully tiled shower cubicle with power shower, extractor fan, radiator.

BEDROOM TWO

14'3" x 12'9" (4.36m x 3.91m)
Window to side aspect, original fireplace (blocked up), wall lights, storage cupboard, power points and radiator.

BEDROOM THREE

13'5" x 9'10", 249'4" (4.09m x 3.,76m)
Window to side aspect, radiator, power points.

BEDROOM FOUR

11'3" x 12'4" (3.45m x 3.76m)
Windows to side and rear aspect, radiator, power points, loft access (boarded and ladder)

BEDROOM FOUR EN-SUITE

Low flush WC, wash hand basin with vanity unit, fully tiled shower with power shower, part tiled walls, extractor.

HOUSE BATHROOM

Window to side aspect, radiator, tiled flooring, panel enclosed bath with shower attachment, wash hand basin with pedestal, low flush WC, part tiled walls, spot lights.

AIRING CUPBOARD

Walk in airing cupboard housing Pressure System Tank, velux window and built in storage shelves.

GARDEN

Large rear garden, mainly laid lawn, patio area, outside tap, outside lighting, side access.

DETACHED SINGLE GARAGE

16'1" x 14'4" (4.91 x 4.37)
Up and over door, side window and door.

WORKSHOP/OFFICE

16'10" x 21'3" (5.14 x 6.50)
Roller door and recently installed sliding doors and full height windows either side, power, lighting, window to rear aspect, air conditioning and heater unit.

WORKSHOP OFFICE (FIRST FLOOR)

27'9" x 13'0" (8.46 x 3.98)
Velux windows, laminate flooring, air conditioning and heating unit, power points, CCTV system (included) telephone point, TV point, hard wired internet.

WORKSHOP AREA

10'6" x 21'3" (3.21 x 6.50)
Double doors to side aspect, window to front aspect, plumbing and installed Belfast sink and tap, separate WC area with window to side aspect, stairs to first floor office, power points, air conditioning and heating unit.

POTTNG SHED

8'4" x 17'10" (2.56 x 5.46)
Door to side aspect, windows to rear aspect, power and lighting.

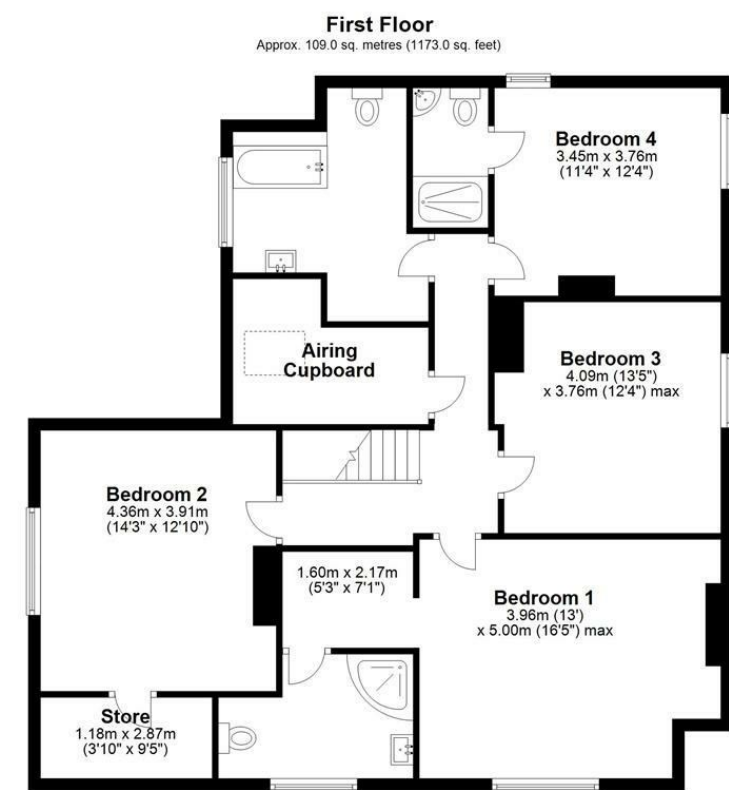
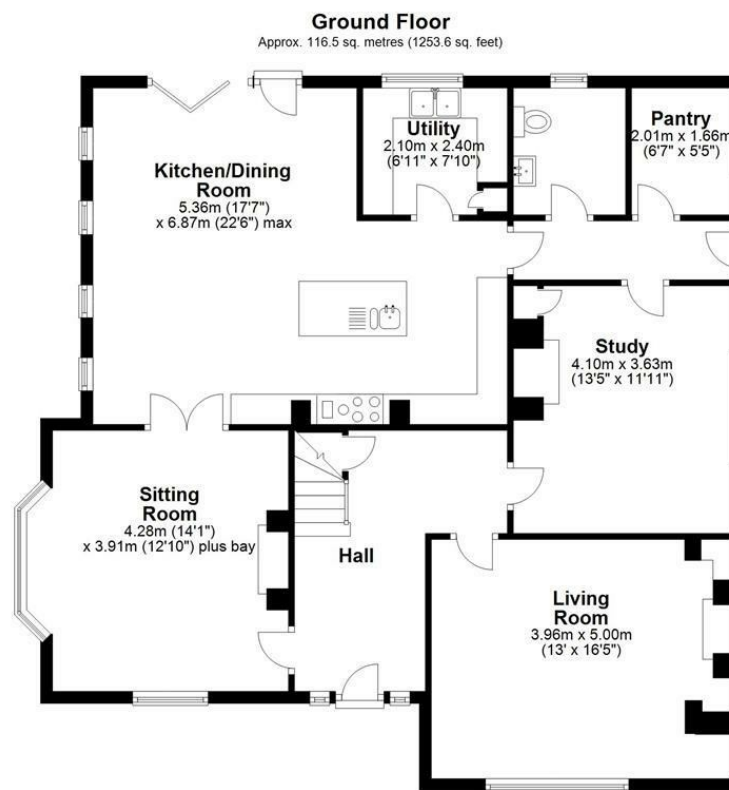
SERVICES

Mains drains, mains electric (Outbuilding has own consumer unit), mains Gas. Solar panels on outbuilding are owned outright and generate in region of £1500 income per year.
EPC <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8090-6682-0022-2004-3003>

COUNCIL TAX BAND F

TENURE

Freehold.



Total area: approx. 225.4 sq. metres (2426.6 sq. feet)
72 Welham Road, Norton