

**33, The Ridings, Norton,
North Yorkshire, YO17 9AP
Guide price £189,950**

33, The Ridings is a two bedroom semi- detached bungalow in a lovely quiet cul-de-sac location in Norton off Langton Road.

The property in brief comprises of; entrance hall, shower room, kitchen, sitting room, one double bedroom and one single bedroom. Lovely sized private lawned garden to the rear of the property. Driveway parking.

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), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC Rating TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

ENTRANCE HALLWAY

Door to side aspect, large storage cupboard, radiator, power points.

SHOWER ROOM

5'4" x 8'0" (1.63m x 2.45m)

Window to side aspect, part tiled walls, fully tiled enclosed corner shower with power shower, low flush WC, wash hand basin with pedestal, part tiled walls, radiator.

DOWNSTAIRS CUPBOARD

KITCHEN

15'9" x 11'0" (4.82m x 3.37m)

Windows to rear and side aspects, door to side aspect, wood style flooring, range of tall and base units with roll top surfaces and breakfast bar area, part tiled walls, stainless steel sink and drainer with mixer tap, double electric oven, gas hob, radiator, power points, space for fridge freezer, space for washing machine.

SITTING ROOM

21'7" x 11'3" (6.60m x 3.45m)

Windows and sliding doors to rear aspect, feature gas fireplace with brick surround, radiator, power points, TV point, telephone point.

MASTER BEDROOM

9'3" x 14'4" (2.84m x 4.37)

Window to front aspect, power points, radiator.

BEDROOM TWO

9'3" x 8'0" (2.84m x 2.45m)

Window to front aspect, wardrobe cupboard, radiator, power points.

GARDEN

Patio area, hedge borders, greenhouse, shed, mainly laid lawn, outside tap, side access.

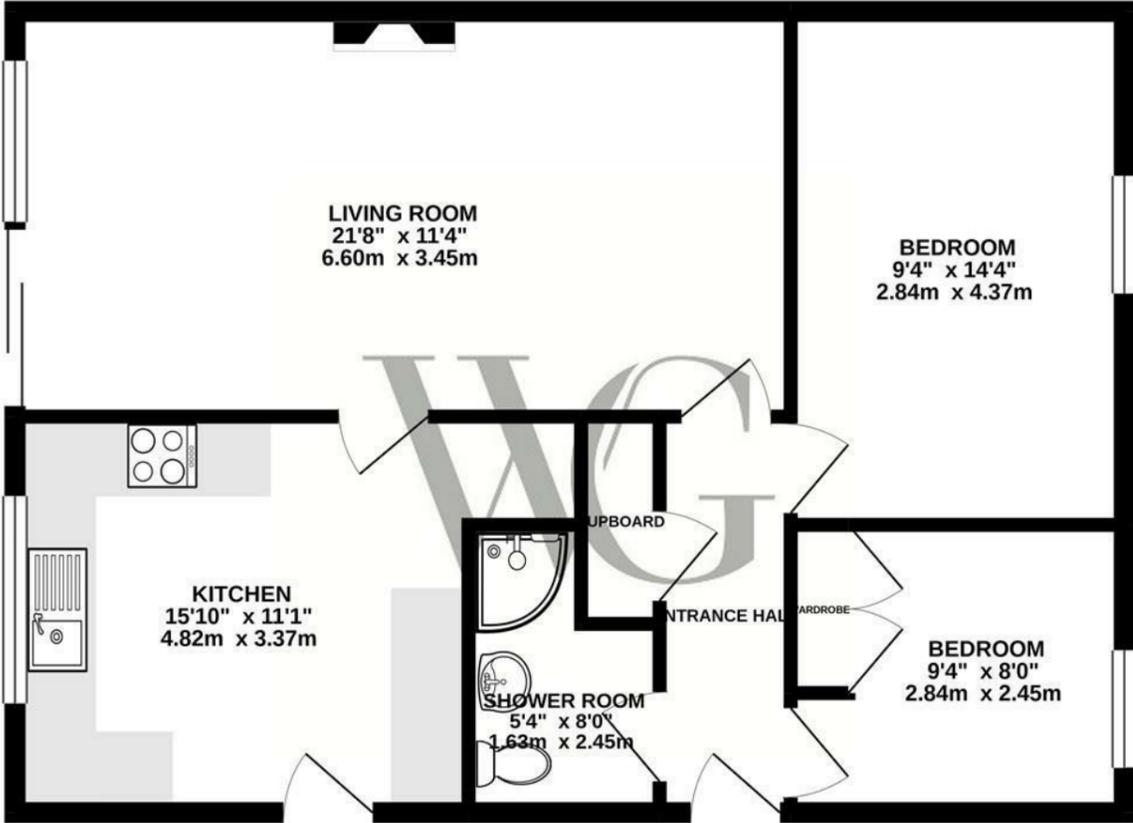
COUNCIL TAX BAND B

DRIVEWAY PARKING

With car port



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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 ©2021