



**MARK
STEPHENSONS**

ESTATE & LETTING AGENTS



13 Paddock Close | Norton | Malton | YO17 9AG

£750 pcm

Semi detached dormer style property in this favoured cul de sac within easy reach of the towns amenities and to both bus and rail stations. Extended to the rear at the ground floor so as to provide a versatile lay out as follows; hallway with bathroom, spacious lounge and separate reception off leading into what could be a ground floor bedroom. Fitted kitchen, two first floor double bedrooms and shower room/wc. Gas central heating, uPVC double glazing, ample off road parking and easy to manage gardens. PLEASE NOTE THE GARAGE IS NOT INCLUDED WITHIN THE TENANCY AND IS TO BE RETAINED BY THE LANDLORD FOR STORAGE PURPOSES. 12 month minimum term, working tenants only, no smokers.

- CUL DE SAC LOCATION
- 2/3 BEDROOMS
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING



LOCATION

Paddock Close is a highly regarded residential area with in easy reach of local amenities including shops, bus and railway stations and to both primary and secondary schools. Head into Norton along Church Street turning right onto Wold Street which becomes Langton Road. Take the first right onto St. Nicholas Street and first right onto Paddock Close.

COUNCIL TAX BAND C

HALLWAY

UPVC front door, radiator.

SITTING ROOM

17' 10" x 11' 00" (5.44m x 3.35m) Window to front of the property, radiator, gas fire in traditional style surround, double doors to:

DINING ROOM

11' 8" x 10' 8" (3.56m x 3.25m) Window to side, radiator, door to:

RECEPTION ROOM/BEDROOM 3

10' 0" x 9' 0" (3.05m x 2.74m) Velux roof light, radiator.

BATHROOM

Window to side, radiator, three piece suite comprising wash hand basin, low level W.C., bath.

KITCHEN

11' 0" x 14' 0" (3.35m x 4.27m) max Range of base and wall units, built in oven and hob, radiator, under stairs storage cupboard, side door to outside.

FIRST FLOOR

BEDROOM

14' 3" x 10' 7" (4.34m x 3.23m) Window to front and rear, eaves cupboard, radiator, cupboard housing combi boiler.

BEDROOM

14' 5" x 8' 9" (4.39m x 2.67m) Window to front and rear, built in wardrobes and eaves cupboards, radiator.

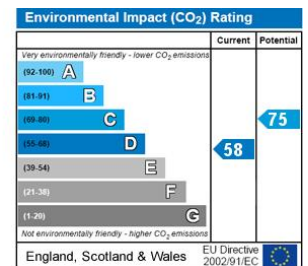
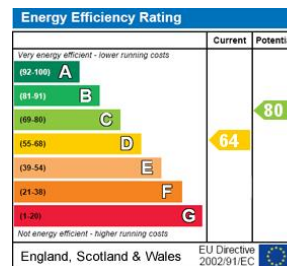
SHOWER ROOM

Two piece suite, shower cubicle, fan heater, window to rear.

OUTSIDE

The garden is low maintenance, laid to pebble stones with brick paved area at side allowing good parking space.

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