



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

**89 Scarborough Road,  
Norton, Malton, YO17  
8AA**

**£175,000**

- CHAIN FREE SALE
- SPACIOUS BEDROOMS
- LOG BURNING STOVE
- GENEROUS REAR GARDEN



Chain free sale on this deceptively spacious two bedroom cottage. All well presented with large kitchen/diner with very good storage space and spacious living room with wood burning stove. Very generous bedrooms with first floor family bathroom. Generous mature rear garden with summer house.



#### DIRECTIONS

The property is best found by heading into Norton along Church Street continuing onto Commercial Street which becomes Scarborough Road. Number 89 lies on the left and can be clearly identified by our board.

#### SERVICES

Mains supplies of gas, water, electricity and drainage are connected to the property.

#### COUNCIL TAX

Band B

#### LOUNGE

Front entrance door, sash windows with new glass, log burner in brick surround, radiator.

#### KITCHEN/DINER

Fitted with a good range of units, electric hob/cooker, stairs off to first floor, understairs storage cupboard, radiator, rear entrance door.

#### FIRST FLOOR

##### LANDING

Hatch to loft space, leading off to:

##### BEDROOM

A generous bedroom with front double sash window and radiator.

##### BEDROOM

Rear bedroom with UPVC triple window at the rear, radiator.



#### BATHROOM

Three piece suite, airing cupboard, heated towel rail.

#### LOFT

Boarded throughout and housing the 2 year old combi boiler.

#### OUTSIDE

Gated off the street into a paved area. Outbuilding at the rear, right of access in favour of number 91. Low maintenance rear garden which is of a good size and very well kept. Summerhouse.

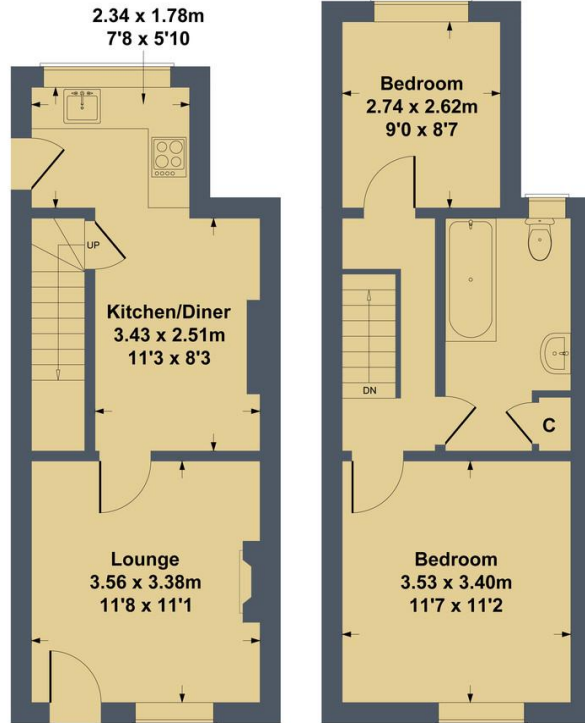
# 89 Scarborough Road, Norton, Malton, YO17 8AA

Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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Approximate Gross Internal Area 640 sq ft - 59 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

## Malton Office

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.