



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS



82 Mill Street | Norton | Malton | YO17 9JL

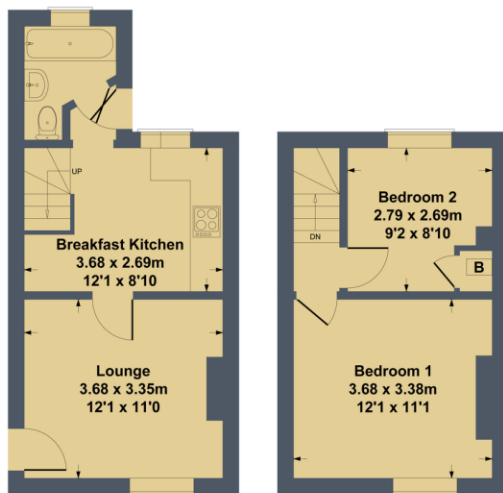
**£145,000**

Superbly presented end terraced cottage with generous rear garden plot. Lounge, well fitted breakfast kitchen, ground floor bathroom and two double size bedrooms. Gas central heating from a modern combi and uPVC double glazing. Perfect as a first home or as a buy to let investment opportunity.

- WELL PRESENTED
- GENEROUS GARDEN
- TWO BEDROOMS
- MODERN KITCHEN
- RECENT COMBI



Approximate Gross Internal Area 541 sq ft - 50 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. 2021



## DIRECTIONS

Located within easy reach of both Norton and Malton with a wide range of amenities the property is best found by heading into Norton from Malton along Commercial Street. Turn right at the mini-roundabout at the top end onto Mill Street whereby number 82 can be found clearly identified by our board.

## SERVICES

All mains services are connected to this property.

## COUNCIL TAX

Band A.

## LIVING ROOM

Front door and front window. Radiator. Electric fire in traditional surround. Laminate flooring.

## KITCHEN

Modern and well fitted kitchen with breakfast bar area. Built in oven and hob. Rear window. Stairs off to the first floor.

## BATHROOM

Modern three piece suite with shower attachment. Heated towel rail. Tiled walls and floor.

## FIRST FLOOR

### BEDROOM ONE

Front window with radiator under.

### BEDROOM TWO

Rear window with radiator under. Built in cupboard with modern combi boiler.

## REAR GARDEN

Generous size enclosed lawned plot with sizeable timber shed at the bottom end.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

## Malton Office

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