



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**10 Leahurst Close,
Norton, Malton, YO17
9DF**

£235,000

-
- DOUBLE GLAZING
 - CORNER PLOT
 - SCOPE TO EXTEND
 - EXCELLENT CONDITION



Mature semi standing on a good sized corner plot with excellent scope to extend we feel. Superbly presented throughout with hallway, utility and wc, lovely open plan dining kitchen opening into a sizeable garden room, lounge, three bedrooms and modern bathroom. Extremely well established location.



DIRECTIONS

Leahurst Close is an extremely popular cul-de-sac within a mature residential area and is best found by simply heading into Norton from Malton along Church Street proceeding onto Commercial Street and right onto Mill Street. Turn left onto Beverley Road turning right just beyond Chapman's Garage onto Hambleton Road. Take the first right onto Glenmore Drive and right again onto Leahurst Close. Number 10 can be clearly identified by our board.

COUNCIL TAX

Band C

SERVICES

All mains services are connected to this property.

HALLWAY

Stairs off to the first floor. Radiator.

LIVING ROOM

Front window. Radiator. Multi fuel stove in brick surround/slate hearth. Double doors into:-

KITCHEN DINER

Superbly fitted base and wall units. Integrated dishwasher, washing machine, fridge and freezer, oven, hob and extractor hood. Cupboard with gas central heating boiler. Under stairs cupboard.

CONSERVATORY

UPVC double glazed. With double doors out to garden.

UTILITY ROOM

Base level units. Side window. French doors.

WC

Two piece suite. Rear window.



BEDROOM ONE
Rear window. Radiator.

BEDROOM TWO
Front window. Radiator.

BEDROOM THREE
Front window. Radiator.

BATHROOM
Refitted three piece suite with shower over bath. Two rear windows. Heated towel rail.

OUTSIDE
Excellent corner plot including lawned front plot. Generously sized rear plot both length and width allowing good potential to build on as many others have. Substantial gated access from the side allowing hard standing parking with wood shed and original single garage/store. Established lawned plot and lovely patio and pergola area up against the traditional stone rear boundary wall.



FIRST FLOOR

LANDING
Side window.

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



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Approximate Gross Internal Area 1145 sq ft - 106 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



Floorplan

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

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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.