

Mark Stephenson's

ESTATE & LETTING AGENTS



4 Mallard View, Norton, Malton, YO17 9EW

£300,000

- Relatively modern detached family home
- Lounge and separate dining room
- Gas c/heating and uPVC d/glazing
- Very well established rear gardens
- Four bedrooms and family bathroom
- Popular location off Langton Road
- Private drive off the main cul-de-sac
- Detached brick garage/studio

4 Mallard View, Norton YO17 9EW

4 Mallard View is approached off a private drive providing easy access off the main cul-de-sac, a feature that not only enhances privacy but also ensures a safe environment for children to play. Inside, the property offers two generous reception rooms, perfect for entertaining guests or enjoying family time. The layout is designed to provide both comfort and functionality, making it an ideal setting for everyday living. Hallway, 2 receptions, WC, kitchen, 4 bedrooms & family bathroom. Generous parking, detached garage/studio and extremely well established garden plot.



Council Tax Band:



General information

Malton and Norton are popular market towns offering plenty of local facilities including shops, pubs, primary and secondary schools and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

Services

All mains services are connected.

Hallway

Side window, stairs to the first floor.

WC

Two piece suite, radiator.

Lounge

Front facing window, radiator, wall mounted contemporary style electric fire.

Dining room

Patio doors leading into the rear gardens. Under stair storage cupboard, radiator.

Kitchen

With a range of base and wall level fitted units, built in oven and hob, plumbing for washer, side entrance door, rear facing window, radiator.

First floor landing

Side window, hatch to the loft space.

Bedroom 1

Rear window, radiator.

Bedroom 2

Rear window, radiator.

Bedroom 3

Front window, radiator.

Bedroom 4

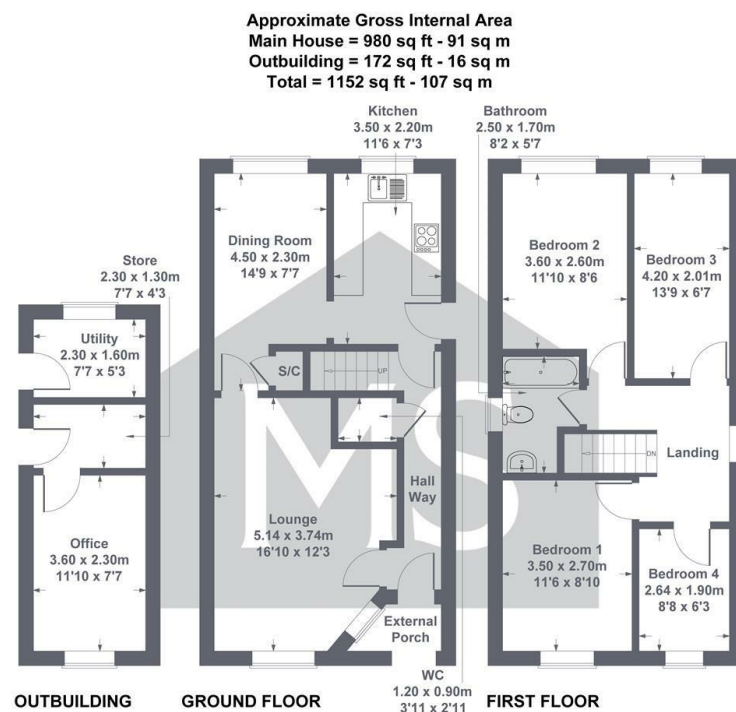
Front window, radiator.

Bathroom

Matching three piece suite, over bath shower, radiator.

Outside

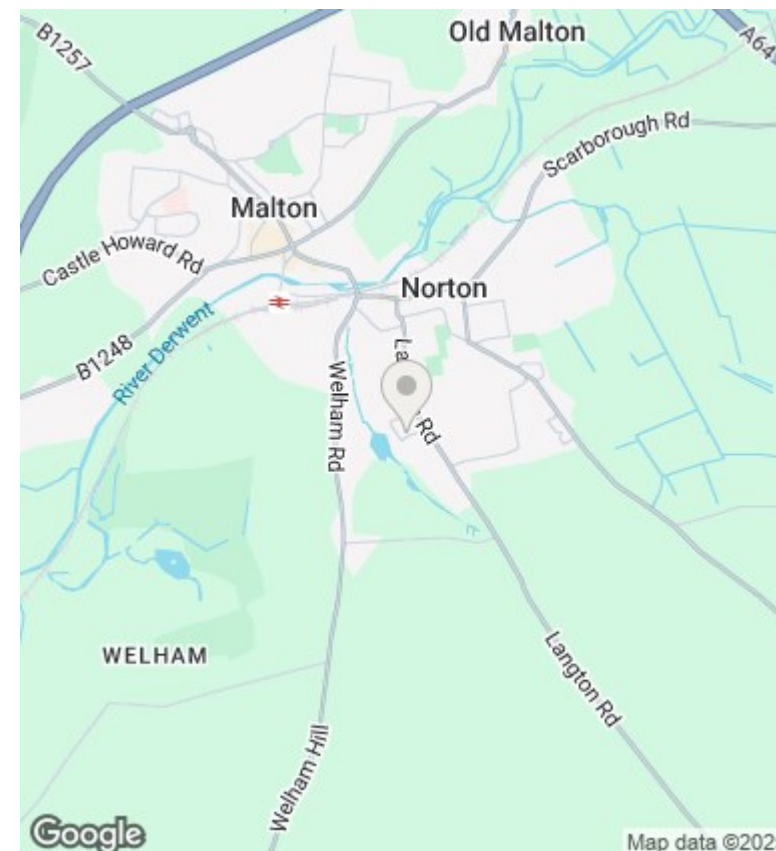
Number 4 enjoys a pleasant position being one of three properties off a private drive off the main cul-de-sac of Mallard View. The front is gravelled and allows easy parking for numerous vehicles. The brick detached garage sits to the immediate right side which has been used as a studio in recent years having been bricked up at the front. Onto the rear a brick store room/utility has been added giving excellent further storage. A path between the house and garage leads into the very mature rear garden plot all of which is well stocked and established. There are lawned areas, flagged patios and mature shrubs and beds.



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. 2025



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC