

Mark Stephenson's

ESTATE & LETTING AGENTS



12 Wold Street, Norton, Malton, YO17 9AA

Offers Around £165,000

- **Offered with No Onward Chain**
- Tasteful Bathroom Suite
- Modern Kitchen with separate dining room
- Low maintenance rear garden
- Two good-sized double bedrooms
- Walking distance of Local amenities

12 Wold Street, Norton YO17 9AA

Offered with no onward chain, 12 Wold Street is a fantastic three bedroom house in the heart of Norton perfect for first time buyers or investors looking for a property ready to walk in to. Downstairs there is a spacious lounge which then leads to the dining room and modern kitchen. On the first floor there is a more than generous double bedroom and family bathroom. On the second floor there are two further bedrooms altogether providing more than ample living accommodation. Outside, there is a small low maintenance courtyard garden with an outside storage shed.



Council Tax Band: B



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.

Lounge

uPVC Front door, uPVC Window to the Front aspect, Recessed shelves with cupboard housing the consumer unit below, Radiator.

Dining room

2X uPVC Windows to the side aspect, Cupboard housing the Gas meter, Radiator, Doorway leading down to the cellar.

Kitchen

A range of wall and base units, uPVC Window to the side aspect and side entrance door, Electric Oven and hob with extractor hood above, Radiator.

First floor

Bedroom 1

A well sized double bedroom with a uPVC Window to the Front aspect, Built-in cupboard space, Radiator.

Bathroom

White Three Piece Suite with shower plumbed in over the bath, Vanity sink unit, Laminate flooring, Radiator, Cupboard housing the combi boiler with shelving.

Second floor

Bedroom 2

Another good size double with uPVC Window to the Front aspect with a Radiator underneath.

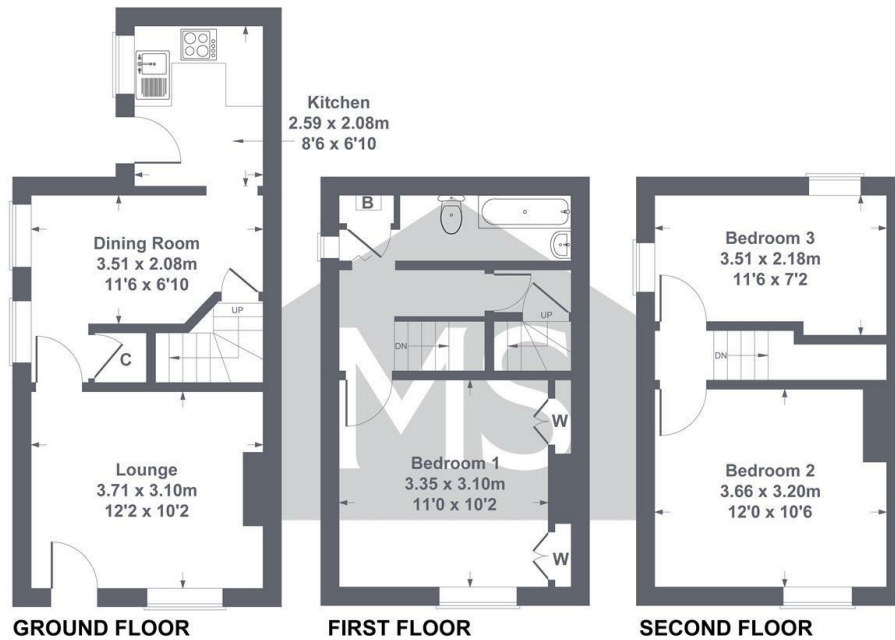
Bedroom 3

uPVC Window to the Side aspect with radiator underneath, small feature window to the Rear aspect.

Outside space

Fully enclosed walled yard area which allows space to sit out in privacy. Outside tap. Traditional brick shed. Foot access is given along the gable end of the house from Wold St through a hand gate into the yard. Please note there is no right to parking, the current owners park in Wood St which is unrestricted.

Approximate Gross Internal Area 829 sq ft - 77 sq m



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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 