

Mark Stephenson's

ESTATE & LETTING AGENTS



66 Langton Road, Norton, YO17 9AE

£675,000

- Imposing double fronted town house
- Delightfully mature walled gardens
- Five separate reception rooms
- Extending to over 4000 sq ft internally
- Retaining many period features
- Well established part of the town
- Offered for sale with no onward chain
- Flexible layout upto six bedrooms

66 Langton Road, Norton YO17 9AE

Offered for sale with no onward chain, 66 Langton Road is an imposing, three-storey, double-fronted semi-detached house dating from the late 19th/early 20th century, set within a substantial and well established plot. Extending to over 4,000 sq ft, the property offers an exceptional amount of accommodation with a flexible layout that can provide up to six bedrooms and five separate reception rooms. The house retains a wealth of period features and provides considerable scope for a new owner to adapt the accommodation to suit modern family living. Externally, the property benefits from delightful mature walled gardens, providing a private setting rarely found within a convenient town location. Situated within walking distance of Malton town centre and the extensive amenities of both Malton and Norton, with excellent road and rail links nearby, The Limes represents an outstanding opportunity to acquire a substantial period home with considerable character, space and versatility.

 6  2  5  F

Council Tax Band: F



General information

The property consists a spacious entrance hall which leads into a series of generously proportioned rooms across the ground floor. The accommodation provides an impressive choice of living and entertaining spaces, with separate sitting, living and dining rooms alongside a conservatory. This arrangement gives the house a particularly flexible feel, allowing the various rooms to be used according to the needs of the household.

The kitchen is positioned towards the rear of the property and is complemented by a pantry and separate breakfast/dining room, while a utility room and WC provide useful additional facilities. The upper floors provide six bedrooms in total, offering considerable flexibility for family, guest or home working requirements. There is also a further guest sitting room together with a family bathroom and separate shower room.

Outside, the property benefits from mature walled gardens which provide a good degree of privacy and create an attractive setting around the house. The Limes occupies a substantial plot while remaining conveniently positioned for the amenities of Malton and Norton, making it an unusually spacious period home in a well-established town location.

Conveniently positioned, within walking distance of Malton town centre, many local amenities, road and rail links while sitting on the edge of some of the area's most wonderful countryside. Malton offers

an excellent range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

Services

All mains are connected.

Council tax band F.

Oil fired central heating system.

Hallway

WC

Sitting room

Living room

Dining room

Conservatory

Kitchen & pantry

Breakfast/dining room

Utility/WC

First floor

Bedroom 1

Bedroom 2

Bedroom 3

Family bathroom

WC

Second floor

Bedroom 4

Bedroom 5

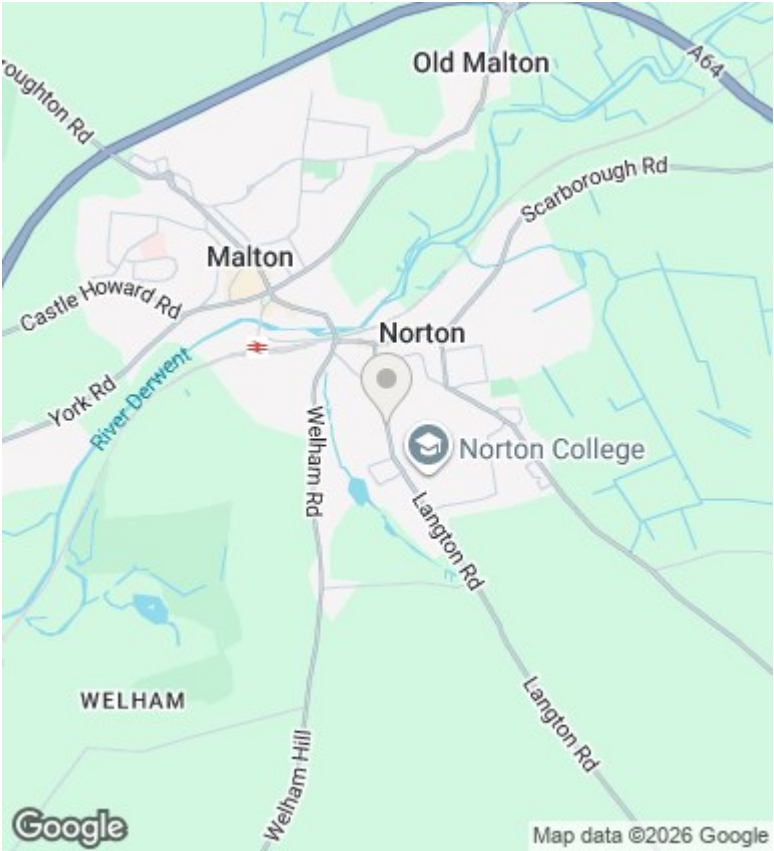
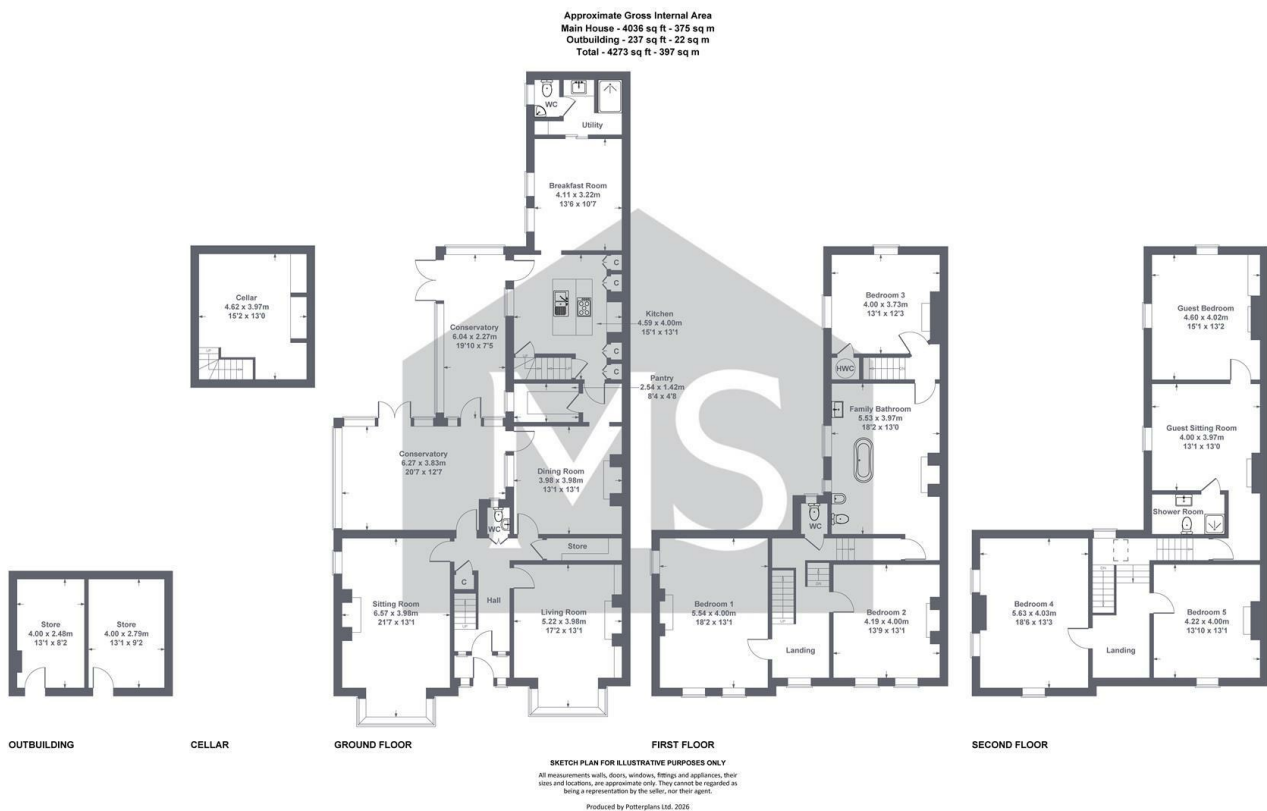
Bedroom 6

Guest sitting room

Shower room







Directions

Viewings

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

Council Tax Band

F

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		57
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC