Mark Stephensons

ESTATE & LETTING AGENTS







# 57 Welham Road, Norton, Malton, YO17 9DS

£265,000

- Tucked away off Welham Road
- Generous front and rear gardens
- Two reception rooms, kitchen, utility
- Offered for sale for the first time
- Range of buildings for redevelopment
- Three bedrooms and house bathroom
- Will require modernisation/updating
- Garage and generous parking

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

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# 57 Welham Road, Norton YO17 9DS

Constructed in 1957 and offered for sale for the very first time providing an opportunity to bring the property upto date together with a separate area of land and dilapidated greenhouses offering great potential. The house is traditional in layout with two rooms off the hallway, modest kitchen and separate utility room, three bedrooms and bathroom. Welham Road is a sought after residential part of the town within easy reach of local amenities including the train station giving regular and speedy access to York. Offered with the benefit of having no onward chain.

3 1 2 F

Council Tax Band: D





General information
Welham Road is most certainly highly favoured within Norton, it heads out more or less southerly from the town towards delightful open country and endless walks, number 57 is set back from the road on the left side not so far after the left turning for Lakeside Way. Malton and Norton Golf Club with it's immaculately groomed and maintained 27 holes is located only a short distance further out of Welham Road off to the right side.

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). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

Services
Mains supply of water, electricity and drainage.
Gas is laid on to the house, we understand the meter is still in situ but has been disconnected.

Hallway

Sitting room

Dining room

Kitchen

Utility room

Landing

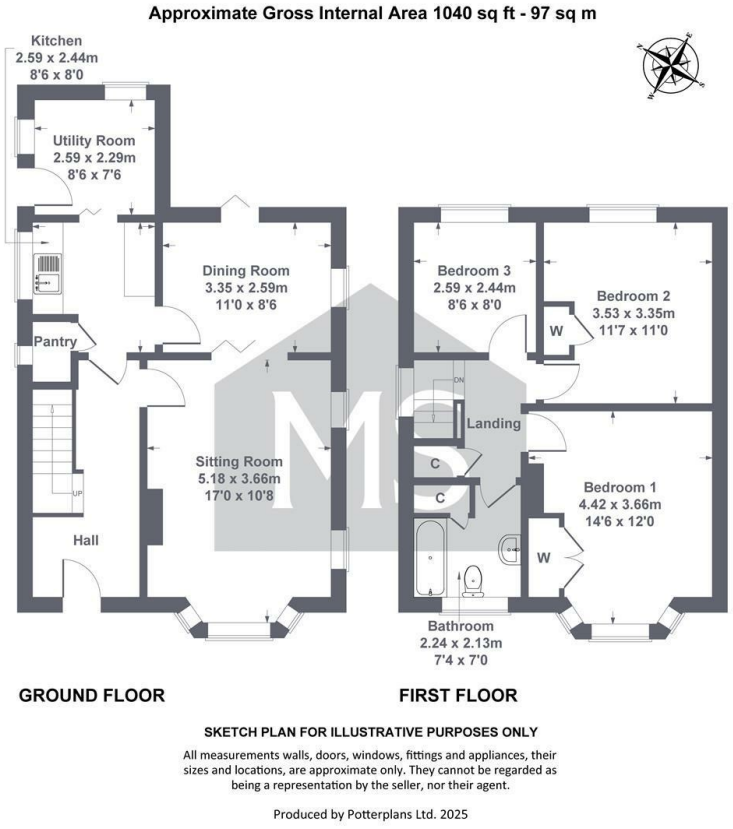
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Gardens
Extremely well established gardens both front and to the rear and of a good size. Path access down both sides with three old timber sheds on the left side. To the right side of the property a driveway/lane allows vehicle access to two detached properties located to the rear. To the right side of the driveway/lane lies a generous further area of land which is included in the sale, we understand once greenhouses part of what was the original Leat House but now in a dilapidated condition. It allows car parking and includes a SINGLE SIZE GARAGE. This whole area of land offers considerable potential for development which may well require planning consent.







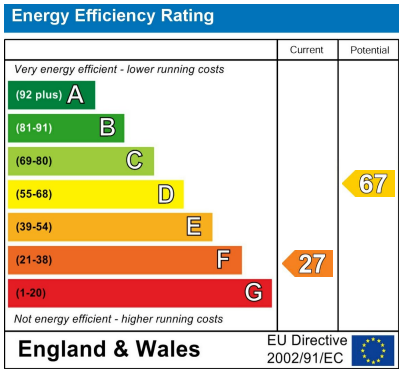
## Directions

## Viewings

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

## Council Tax Band

D




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