

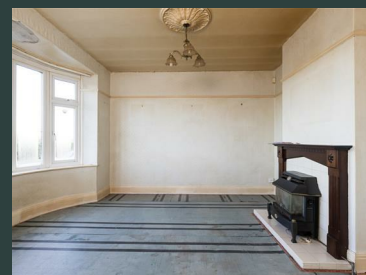


22 Whitewall | Norton, Malton

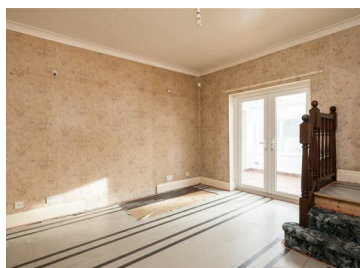
A double fronted two bedroom detached dormer bungalow situated close to Norton's excellent local shopping and transport facilities, and within easy reach of Malton's railway and bus stations. The property stands on a good-sized plot and requires modernisation and upgrading, and scope for extension subject to the necessary consents. NO ONWARD CHAIN.

- Two bedroom detached dormer bungalow
- Conservatory
- Gardens to the front and rear
- In need of a programme of modernisation and upgrading
- Sitting room, family room, kitchen, dining room and utility
- Two bedrooms and family bathroom
- Attached garage to the side
- No onward chain

Guide Price £185,000



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ACCOMMODATION

GROUND FLOOR

SITTING ROOM

15'4" x 11'11" (4.67m x 3.63m)

Front aspect uPVC double glazed bay window, electric fireplace on tiled hearth and timber surround, ceiling rose, picture rail.

FAMILY ROOM

11'11" x 11'11" (3.63m x 3.63m)

Front aspect uPVC double glazed bay window, picture rail.

KITCHEN

12'10" x 11'11" (3.91m x 3.63m)

Rear aspect 2 no. uPVC double glazed windows, range of base and wall mounted units, double bowl ceramic sink with mixer tap, integral Whirlpool oven, 4 ring gas hob with cooker hood over. Gas boiler. Door to outside.

DINING ROOM

12'10" x 11'11" (3.91m x 3.63m)

Rear aspect uPVC French doors to:

CONSERVATORY

17'5" x 7'3" (5.31m x 2.21m)

Brick and uPVC construction, tiled floor, door to outside rear. Door to:

UTILITY

7'4" x 10'9" (2.24m x 3.29m)

Comprising base and wall mounted units, stainless steel sink and drainer, with wc off. Door to outside rear and door to garage.

TO THE FIRST FLOOR

LANDING

6'2" x 2'5" (1.9m x 0.75m)

BEDROOM 1

12'6" x 9'1" (3.81m x 2.77m)

Front aspect uPVC double glazed window, fitted wardrobes, single radiator.

BEDROOM 2

15'9" x 7'10" (4.80m x 2.39m)

Rear aspect uPVC double glazed window.



BATHROOM

13'1" x 6'6" (4.01m x 2m)

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath, wc, wash hand basin into vanity unit, part tiled walls. Airing cupboard housing the hot water cylinder.

OUTSIDE

To the front, the garden slopes slightly with low brick boundary wall and central path and steps up to the property, steps to the side gate providing access to the rear. Off-street parking to the side. To the rear, there are substantial tiered gardens offering scope for al fresco dining and relandscaping.

SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property. The property is in need of a programme of modernisation and upgrading.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

COUNCIL TAX BAND

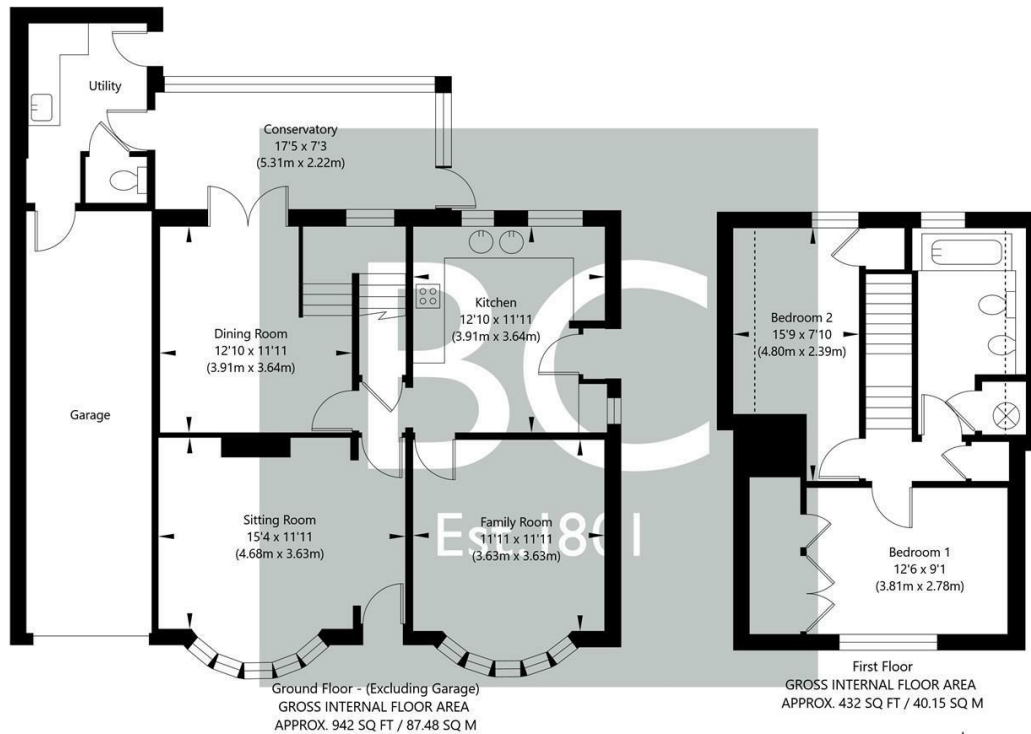
We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed online (www.gov.uk/find-energy-certificate) or at our Malton Office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1374 SQ FT / 127.63 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

D

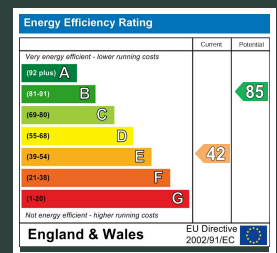
ENERGY PERFORMANCE RATING

E

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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