



**34 Fletton Road, Norton, Malton, YO17 8BB**  
**£195,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern 3 bedroom house with open space to the front on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen plus contemporary bathroom, en suite and WC. Items of note include patio doors to the rear and built in wardrobes to 2 bedrooms. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room, kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

There are well presented gardens with patio, lawns and shed. There is private parking.

Tenure - Freehold  
Estate Management Fee - £150 pa.  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring and access to store.

**Lounge Dining Room 15'2"(max) x 13'6"(max) (4.63m(max) x 4.12m(max))**

With laminate flooring. Patio doors leading to the rear garden.

**Kitchen 12'2" x 7'11" (3.73m x 2.43m)**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood plus 1.5 sink and mixer tap. With laminate flooring and blind.

**WC 6'2" x 3'1" (1.90m x 0.95m)**

Having contemporary white sanitary ware, tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to airing cupboard.

**Bedroom 1 16'1"(max) x 8'5"(max) (4.92m(max) x 2.57m(max))**

With built in wardrobes, carpets and blinds.

**En Suite 8'4"(max) x 5'2"(max) (2.55m(max) x 1.60m(max))**

Having contemporary white sanitary ware, chrome ladder radiator and tiling.

**Bedroom 2 9'7" x 8'5" (2.94m x 2.57m)**

With carpets and blinds.

**Bedroom 3 9'5"(max) x 6'5"(max) (2.88m(max) x 1.98m(max))**

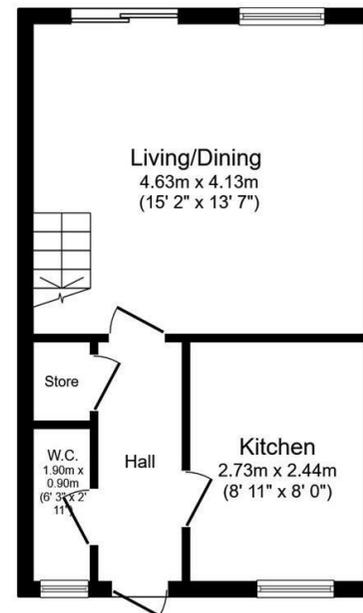
With built in wardrobes, carpets and blinds.

**Bathroom 6'5" x 6'3" (1.98m x 1.92m)**

Having contemporary white sanitary ware with tiling and vinyl flooring.

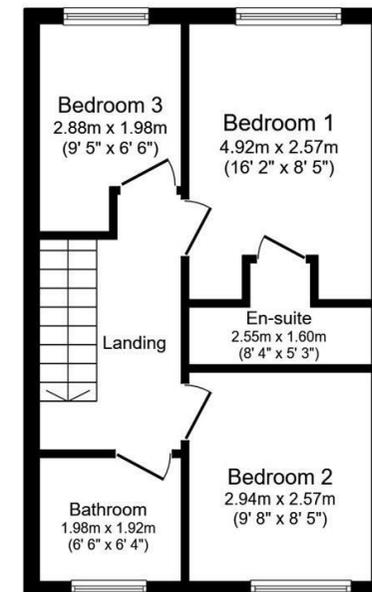
### EXTERNAL

There are well presented gardens with patio, lawns and shed. There is private parking.



Ground Floor

Floor area 35.7 sq.m. (385 sq.ft.)



First Floor

Floor area 35.7 sq.m. (385 sq.ft.)

Total floor area: 71.5 sq.m. (769 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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