



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**7 St Peters Yard, Wold
Street, Norton, Malton,
YO17 9FH**

Offers over £95,000

- GENEROUS SIZE
- BRAND NEW CONVERSION
- CENTRAL POSITION
- EXCELLENT FIRST BUY



BRAND NEW CONVERSION IN THIS IMPOSING PERIOD BUILDING. EXTREMELY GOOD SIZED TWO BEDROOMED FIRST FLOOR APARTMENT. CARPETED THROUGH. GAS CENTRAL HEATING. PERFECT FIRST HOME OR BUY TO LET INVESTMENT. 999 YEAR LEASE. CENTRAL POSITION EASY WALK TO THE TRAIN STATION.



LOCATION/DIRECTIONS

Located within easy walking distance of the town centre and the wide range of amenities therein. Also in easy reach of Malton bus and railway stations. The property is best found by simply heading down into towards Norton, along Church street and turning right at the mini-roundabout onto Wold Street.

SERVICES

All mains services are connected to this property.

COUNCIL TAX

Council tax yet to be advised.

ENTRANCE

Ground floor communal entrance serving three flats in all.

This property and one other on the first floor, and one flat on the second floor.

Security intercom entry with internal stairs leading to:-

ENTRANCE HALL

Telephone intercom and radiator.



FIRST FLOOR

LIVING ROOM/DINING/KITCHEN

Generous sized open plan room with more than ample living and dining space. Two double glazed front sash windows and two radiators.

KITCHEN

Base and wall units with built in oven, hob and extractor fan. Space for washer.

BEDROOM ONE

Generous double bedroom. Two front double glazed sash windows. Cupboard with combi gas boiler. Radiator.

BEDROOM TWO

Good sized further bedroom. Velux window and radiator.

BATHROOM

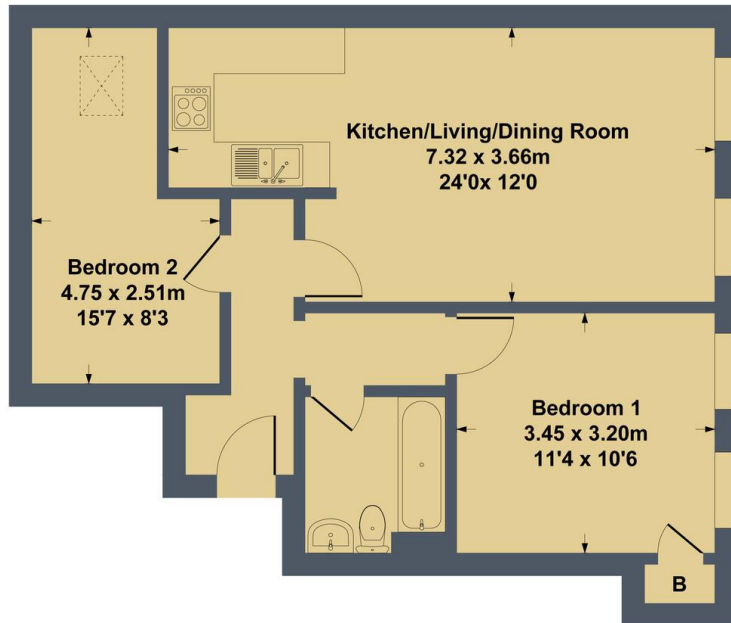
Three piece suite with shower over bath. Heated towel rail.

7 St Peters Yard, Wold Street, Norton, Malton, YO17 9FH



MARK STEPHENSONS
ESTATE & LETTING AGENTS

Approximate Gross Internal Area 629 sq ft - 58 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (24-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 78 | 78 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82-100) A | | | |
| (61-81) B | | | |
| (49-60) C | | | |
| (35-48) D | | | |
| (29-34) E | | | |
| (21-28) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | 80 | 80 |
| | | EU Directive 2002/91/EC | |

Malton Office

Yorkersgate, 13a Malton,
North Yorkshire, YO17 7AA
www.markstephensons.co.uk
malton@markstephensons.co.uk
01653 692500

Pickering Office

20 Birdgate, Pickering,
North Yorkshire, YO18 7AL
www.markstephensons.co.uk
pickering@markstephensons.co.uk
01751 476900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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. 2020

Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.