



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS



6 Walnut Green | Norton | Malton | YO17 9ER

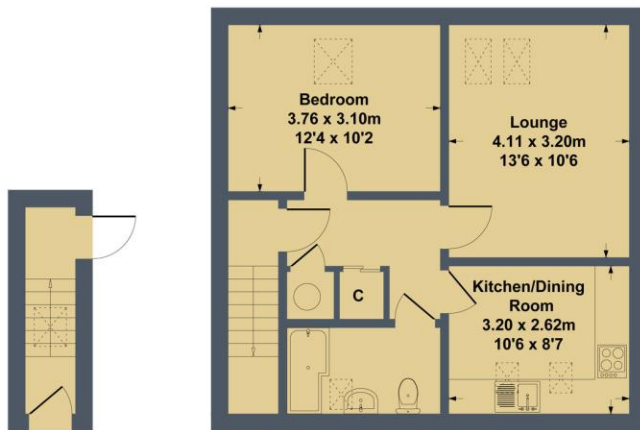
**£79,950**

SUPERBLY PRESENTED FIRST FLOOR FLAT FORMING PART OF THIS EXTREMELY WELL LOOKED AFTER SMALE SCALE DEVELOPMENT. REFITTED KITCHEN AND BATHROOM, DOUBLE SIZE BEDROOM AND SPACIOUS MAIN LIVING ROOM. LOVELY COMMUNAL GARDENS. PARKING. OCCUPANTS MUST BE AT LEAST 55 YEARS OF AGE. CHAIN FREE SALE.

- FIRST FLOOR FLAT
- WELL KEPT DEVELOPMENT
- COMMUNAL GARDENS
- MODERN KITCHEN
- REFITTED BATHROOM



Approximate Gross Internal Area 527 sq ft - 49 sq m



GROUND FLOOR FIRST FLOOR

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. 2021



Forming part of this ever popular development just off Scarborough Road Walnut Green lies literally only 100 metres from a regular bus service and within short walking distance of the range of shops available in Norton. Best found by heading into Norton along Commercial Street heading past the shops and straight across at the mini-roundabout onto Scarborough Road. Turn left signposted the bowling club whereby Walnut Green can be found on the left hand side. No. 6 is clearly identified by our board.

**COUNCIL TAX** Band A

**SERVICES**

Mains supplies of water, electricity and drainage are connected to the property.

**GROUND FLOOR**

Door to internal (fully self contained) stair case with Velux roof light. Door into:

**LANDING/HALLWAY**

Built-in airing cupboard, separate built-in cupboard.

**DINING KITCHEN**

10'6" x 8'7" (3.2m x 2.62m) Refitted with an excellent range of base and wall units, plumbing for washing machine, electric built-in oven/hob, two front Velux windows.

**SITTING ROOM**

13'6" x 10'6" (4.11m x 3.2m) Electric living flame fire in traditional style surround, night storage heater, two rear Velux windows.

**BEDROOM 1**

12'4" x 10'2" (3.76m x 3.1m) Rear Velux window, built-in wardrobes, night storage heater.

**BATHROOM**

8'4" x 5'0" (2.54m x 1.52m) Nicely refitted with bath with shower over, WC and wash hand basin. Front Velux window, fan heater.

**OUTSIDE**

Extremely well kept communal gardens. Parking available although it is not formally allocated to each flat.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.