



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**21 Willow Brook Close,
Norton, YO17 8AS**

£129,950

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- FIRST FLOOR
 - TWO BEDROOMS
 - UPVC D/GLZ, GAS CH
 - ALLOCATED PARKING



Modern first floor apartment with uPVC double glazed windows and gas fired central heating. Hallway, lounge/diner, fitted kitchen with appliances, two bedrooms and bathroom. Communal gardens. Allocated parking space. Security entry system. IDEAL FIRST HOME OR INVESTMENT BUY. NO ONWARD CHAIN.



GROUND FLOOR

Full Description DIRECTIONS

Located within easy reach of the town centre and the wide range of amenities available therein the property is best found by heading into Norton along Church Street proceeding straight across at the mini-roundabout onto Commercial Street. Proceed onto Scarborough Road, over the bridge taking the next right onto Beckside which becomes Willow Brook Close. Number 21 can be clearly identified by our board.

COUNCIL TAX

Band B

SERVICES

All mains are connected.

HALLWAY

Main entrance door, leading off to:

LIVING ROOM

15' 8" x 10' 2" (4.78m x 3.1m)

Front window, radiator, leading off to:

KITCHEN

A good range of base and wall units, front window, gas boiler (replaced in late 2020).

BATHROOM

Modern suite comprising bath with shower over, WC and wash hand basin.

OUTSIDE

Allocated parking space and communal gardens.

LEASE/MANAGEMENT FEE

999 year lease from 2002.

Current Management Fee £43pcm

BEDROOM 1

10'3" x 10'2" (3.12m x 3.1m)

Rear window, radiator.

BEDROOM 2

9'7" x 6'10" (2.92m x 2.08m)

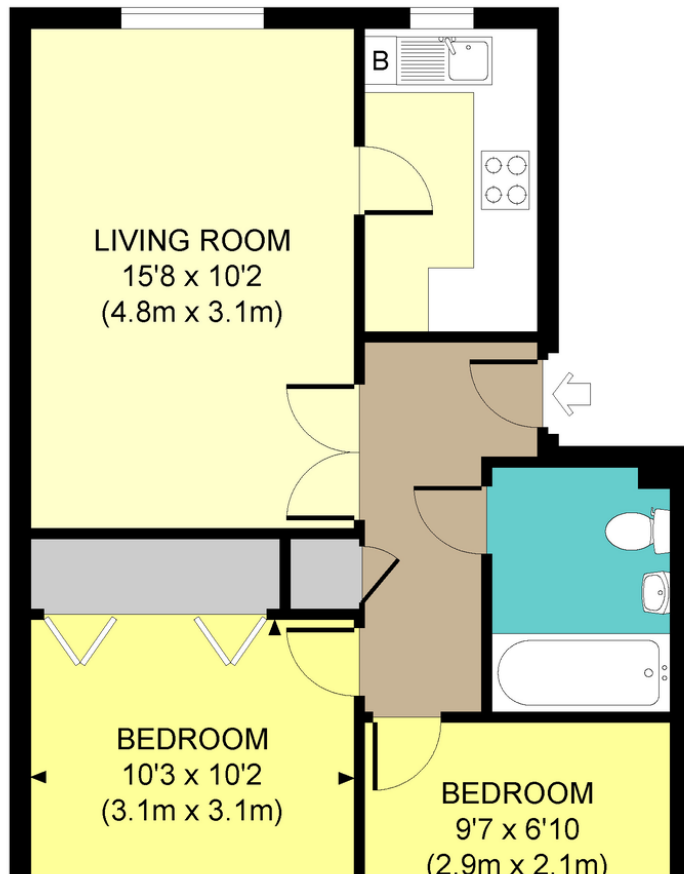
Rear window, radiator.

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.

WILLOW BROOK CLOSE, NORTON

Approx. gross internal area
517 Sq.Ft. / 48 Sq.M.



Floorplan

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



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 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 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.