



27 Willow Brook Close | Malton

FIRST TIME BUYERS AND BUY TO LET INVESTORS

A well appointed 2 bedroom ground floor apartment in this convenient location in Norton-Malton.

VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN

- Ground floor two bedroom apartment
- Living room, kitchen and bathroom
- Within walking distance of Norton and Malton town centres with their extensive shopping and transport facilities
- Allocated parking space with additional visitor parking
- Communal gardens
- No onward chain

Guide Price £125,000



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ACCOMMODATION

COMMUNAL ENTRANCE

ENTRANCE HALL

12' x 5'3" (3.66m x 1.60m)

Coat cupboard.

LIVING ROOM

15'7" x 10'3" (4.75m x 3.12m)

uPVC double glazed bay window to the front, double radiator.

KITCHEN

9'6" x 5'4" (2.90m x 1.63m)

Range of fitted base and wall mounted units, Belling oven and grill, 4 ring gas hob with extractor fan over, Ideal gas-fired boiler, stainless steel sink and drainer with chrome mixer taps, plumbing for washing machine, uPVC double glazed window window to the front, radiator.

BEDROOM 1

13' x 10'4" (3.96m x 3.15m)

uPVC double glazed window to the rear, single radiator.

BEDROOM 2

9'6" x 6'8" (2.90m x 2.03m)

uPVC double glazed window to the rear, single radiator.

BATHROOM

7'9" x 5'7" (2.36m x 1.70m)

Three piece suite comprising panelled bath with Mira electric shower over, low flush wc and pedestal hand wash basin, part tiled walls, extractor fan, double radiator.

OUTSIDE

The property benefits from communal gardens to the front and rear. There is an allocated parking space located at the side of Willow Brook Close.

SERVICES

Mains water, drainage and electricity. 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.



TENURE

The apartment is Leasehold. Further details to follow.

VIEWING

By appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton Office, head towards Norton, continue over the river and turn left after the level crossing. Proceed straight ahead onto Commercial Street, going straight ahead at the mini-roundabout onto Scarborough Road. Take the 4th turning on the right onto Beckside, turn left onto Willow Brook Close. No. 27 can be found on the left hand side.

COUNCIL TAX BAND

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

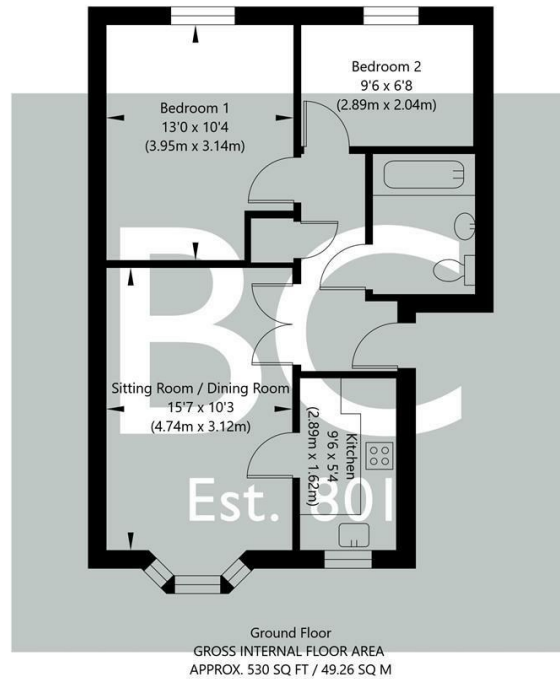
ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton office.



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Willow Brook Close, Norton, YO17 8AS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 530 SQ FT / 49.26 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 Agent

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

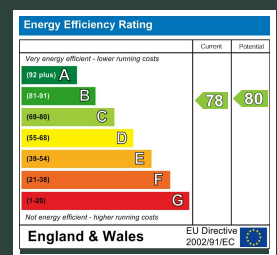
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