

24 STOCK CLOSE NORTON



A spacious & well presented first floor one bedroom flat with off street parking.

The well presented first floor accommodation briefly comprises: entrance hall, dining kitchen, sitting room, master double bedroom and bathroom.

Gas fired central heating and upvc double glazing.

Communal gardens and allocated parking space.

Offered for sale as a discounted sale unit at a fixed percentage of its open market value (subject to conditions).

GUIDE PRICE £82,500

24 Stock Close is an immaculately presented first floor one bedroom flat which is an opportunity for first time buyers. Constructed in 2009 by Redrow Homes, this property is offered for sale at a 75% of its current market value and subject to various eligibility criteria. The property has been well cared for by its current owners and the accommodation briefly comprises: communal entrance, first floor, entrance hall, dining kitchen, sitting room, master double bedroom and bathroom. There is mains gas fired central heating and upvc double glazing.

Externally the property benefits from communal gardens areas to the south and designated off street parking.

Stock Close forms part of the Priorpot Mews development located just off Scarborough Road on the edge of Norton, with easy access to the A64 both east and west bound. A range of amenities can be found within both Norton and Malton, including schools, railway station and a wide range of shops, bars, restaurants and leisure facilities.

ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

With staircase to the first floor landing with the front door of Number 24 leading into:

FIRST FLOOR

ENTRANCE HALL

Intercom entry phone. Two fitted storage cupboards. Radiator.



LIVING ROOM

4.9m x 3.1m (16'1" x 10'2")

Television and telephone points. Casement window to the front. Two radiators.



KITCHEN DINER

3.7m x 3.0m (12'2" x 9'10")

Range of floor and wall units incorporating a stainless steel one and half bowl single drainer sink unit. Integrated Four ring gas hob with extractor hood over. Integrated electric Zanussi oven. Gas fired combination boiler (replaced 2022). Dishwasher point. Casement window to the front. Automatic washing machine point. Space for fridge freezer. Tiled splashbacks. Radiator.



BEDROOM ONE

4.4m x 3.1m (max) (14'5" x 10'2")

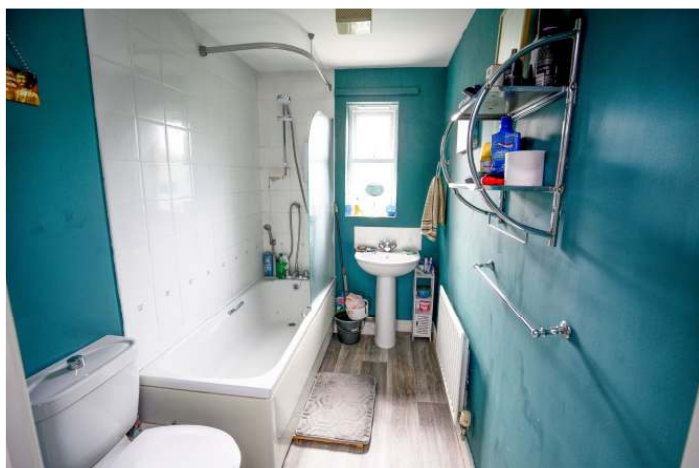
Casement window to the rear. Television point. Radiator.



BATHROOM & WC

2.6m x 1.6m (8'6" x 5'3")

Matching white suite comprising: bath with electric shower over, pedestal basin and low flush WC. Part tiled walls. Glazed casement window to the rear. Extractor fan. Radiator.



OUTSIDE

The property has the benefit of an allocated parking space and there are further visitor spaces. Additionally, there is a communal garden area and bin store.

GENERAL INFORMATION

Services: Mains water, gas, electricity and drainage. Gas central heating.

Council Tax: Band: A (North Yorkshire Council).

Tenure: We understand that the property is Leasehold and held on a 125-year lease dated 1st April 2009.

Service Charge: Currently £95 per calendar month and covers buildings insurance and maintenance of common parts.

Postcode: YO17 8BE.

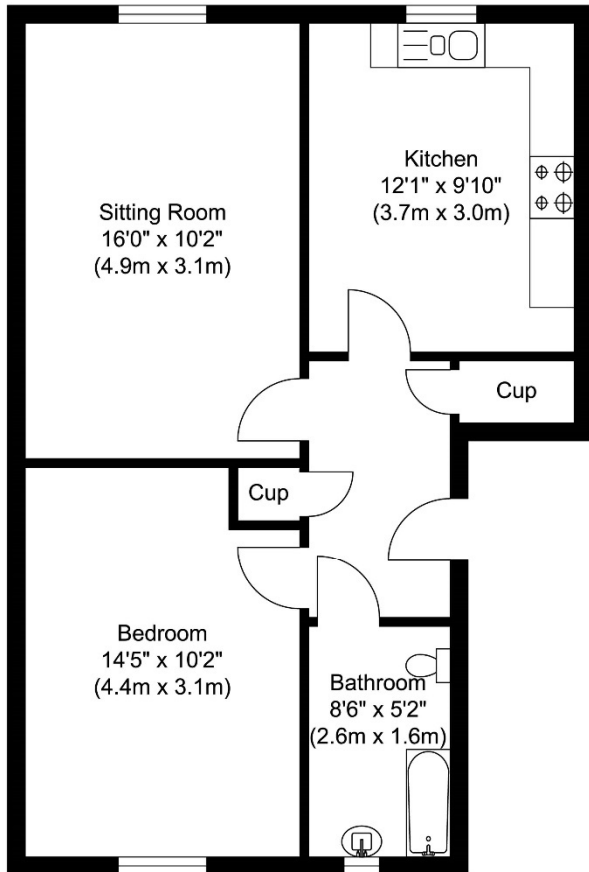
Viewing: Strictly by appointment through the agents Malton office.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



Approximate Floor Area
553.48 sq. ft.
(51.42 sq. m)

24 Stock Close, Norton

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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