

FLAT 1, 25 YORKERSGATE MALTON



A centrally located one bedroom flat occupying two floors & in need of modernisation and improvement.

First floor: Open-Plan Kitchen/Living Room
Second Floor: Landing, Double Bedroom & Bathroom.
South-facing aspect, tucked away just off Yorkersgate.

Cash buyers only.

No onward chain.

GUIDE PRICE £55,000

The property consists of a compact one-bedroom flat located in the centre of Malton. The entrance to the flat is from the rear of 25 Yorkersgate, which is a Listed building, and its accommodation is arranged over the first and second floors of part of the rear wing of the building. The overall floor area amounts to approximately 430sq.ft and is now in need of modernisation and updating, to include bathroom and kitchen replacement, installation of a heating system and a general overhaul. In brief it comprises open-plan kitchen/living room with stairs leading up to a double bedroom and bathroom.

Access to the property is via the doorway/passage inbetween Streeks Hair Salon and NatWest Bank, leading to Rodgers Mews. Then take the first set of stairs on your left.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.



ACCOMMODATION

External staircase from the ground floor leading up to the front door and opening into:-

FIRST FLOOR

OPEN-PLAN KITCHEN / LIVING ROOM

5.0m x 3.8m (max) (16'5" x 12'6")

Range of kitchen units incorporating a stainless steel sink unit. Electric cooker point. Automatic washing machine point. Staircase to the upper floor. Consumer unit. Two casement windows to the south.



SECOND FLOOR

LANDING

Cupboard housing a Santon electric water heater.

BEDROOM

5.1m x 3.7m (16'9" x 12'2")

Restricted headroom. Casement window to the south.
Velux roof light.



BATHROOM & WC

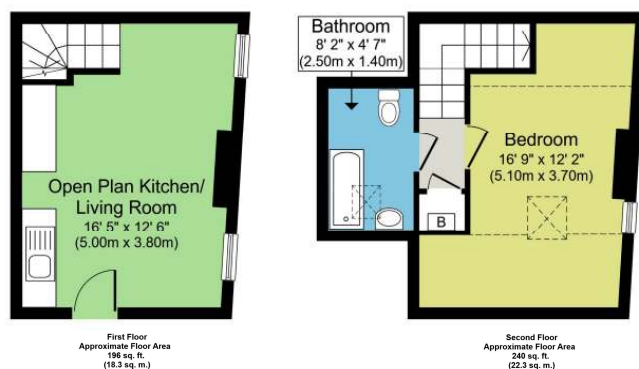
2.5m x 1.4m (8'2" x 4'7")

Matching cream suite comprising bath, wash basin and low flush WC. Velux roof light.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Council Tax: Band: A (North Yorkshire Council).
Tenure: We understand that the property is Leasehold and is held on a 99-year lease dated 25th August 1989. We also understand that this property, along with the other 4 flats within the building, own a share of the Freehold.
Note: 25 Yorkersgate is Grade II Listed.
Ground Rent: £1 per annum.
Post Code: YO17 7AA.
EPC Rating: Current: G7. Potential: C77.
Viewing: Strictly by appointment through the Agent's office in Malton.



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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

