



## Flat 2, 7b Market Street | Malton

A spacious second floor, one bedroom apartment occupying a prime position with views over Malton's historic market place, conveniently located and within easy reach of all local amenities.

- A one bedroom, second floor apartment in a central location
- Shower room and double bedroom
- No onward chain
- Entrance hall, kitchen, and living room with dining area
- Grade II listed
- Convenient location in the popular market town of Malton, with excellent transport links



**Guide Price £129,950**

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## ACCOMMODATION

### COMMUNAL STAIRCASE

With two wall cabinet units, one housing the water meter.

### ENTRANCE HALL

### KITCHEN

13'1" x 9'6" (3.99 x 2.90)

Fitted with a range of traditional base mounted wooden units with tiled work surfaces over and shelving above, original Belfast sink with a chrome mixer tap over, integral "Whirlpool" electric oven and grill, 5 ring gas hob, space for an under counter fridge and freezer, inset spot lights, linoleum floor, wall mounted gas boiler and and rear aspect sash window.

### SHOWER ROOM

7'11" x 5'10" (2.41 x 1.78)

A three piece suite comprising tiled shower cubicle with glazed doors and chrome shower unit, pedestal wash hand basin on a plinth with cupboard beneath, and low level WC. Fully tiled walls, plumbing for washing machine in a built-in cupboard, and underfloor heating.

### LOUNGE / DINING ROOM

25'9" x 12'9" (7.85 x 3.89)

Double aspect front sash window overlooking the Market Place, exposed timber beams, 3 no. double radiators, space for gas-fired cast iron stove with a stone hearth and mock cast iron surround, currently disconnected and capped off. Spiral staircase to the bedroom.

### MEZZANINE BEDROOM

26'4" x 11'8" max (8.03 x 3.56 max)

With built-in storage cupboards into the eaves.



## SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies. Central heating is provided by a gas-fired boiler. 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

We understand to be leasehold with vacant possession upon completion. No onward chain

## LEASE TERM

189 years from 10th March 1989.

## GROUND RENT

£20 per annum.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper, Malton. Tel : 01653 692151

## DIRECTIONS

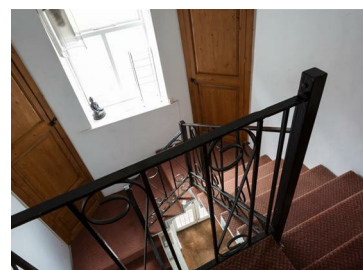
From the Malton office turn right and walk down the hill, turn down the ginnel for the "Gym" on the right hand side, and the flat can be accessed from the rear yard on the left. The flat is on the second floor and accessed via a communal staircase.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

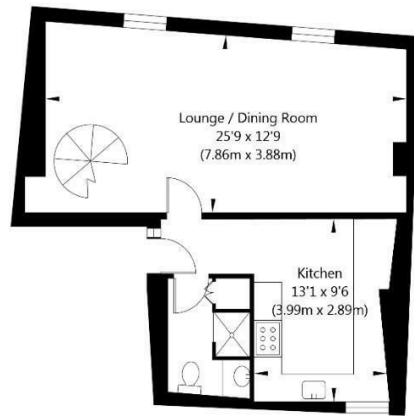
## ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC document can be inspected at the Malton Office.

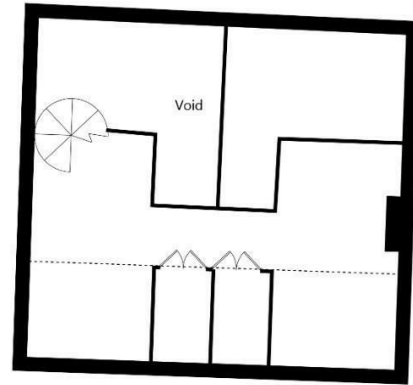


# Flat 2, 7b Market Street | Malton

Market Place, Malton, YO17 7LY



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 543 SQ FT / 50.44 SQ M



Mezzanine - (Excluding Void)  
GROSS INTERNAL FLOOR AREA  
APPROX. 634 SQ FT / 58.91 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1177 SQ FT / 109.35 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

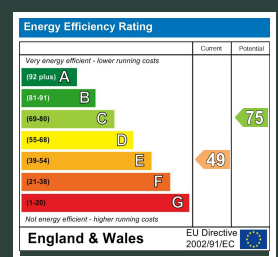
Strictly by appointment with the Agents.

## COUNCIL TAX BAND

A

## ENERGY PERFORMANCE RATING

E



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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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