



18-20 Wold Street

Norton, YO17 9AA

Auction Guide £80,000



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**** For sale by online auction ** Pre-Auction offers considered ****

Positioned in the vibrant location of Wold Street, Norton, this fantastic investment property presents a unique opportunity for both first-time buyers and seasoned investors alike. The property is thoughtfully split into two distinct living spaces, comprising a two-storey maisonette and a one-bedroom studio flat below, making it an ideal choice for those seeking rental income or a multi-generational living arrangement. The maisonette boasts a spacious reception room, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms and bathroom, this home is designed to accommodate couples comfortably. The maisonette offers a small balcony area to the rear. The layout is both practical and inviting, ensuring that every corner of the property is utilised effectively. The ground floor has its own private entrance into a newly decorated studio apartment with its own kitchen area and shower room. The property benefits from modern conveniences, including double glazing and gas central heating, ensuring warmth and comfort throughout the year. Its prime location in Norton offers easy access to local amenities, schools, and transport links, making it a desirable area for potential tenants or homeowners. Whether you are looking to invest in a property with great rental potential or seeking a home that can adapt to your needs, this versatile property on Wold Street is not to be missed. Embrace the opportunity to own a piece of this vibrant community and enjoy the benefits of a well-structured investment. The property currently offers a combined rental value around £1,100pcm.

- **** For sale by online auction ** Pre-Auction offers considered ****
- **First floor balcony**
- **Combined rental value of £1,100pcm**
- **Two bedroom maisonette to the first and second floor**
- **Buyers Fee Applies**
- **Easy access to local amenities**
- **Ground floor studio apartment with private entrance and electric heating**
- **Auction Date - Wednesday 23rd September 2026**

Private Entrance

Entrance area with UPVC double glazed door to the front aspect and stairs leading to the first floor. Space for coats and shoes.

Kitchen

10' 10 x 8' 10 (3.05m x 3.05m x 2.44m x 3.05m)

Range of wall and base units, plumbing for white goods, laminate flooring, UPVC window to the rear aspect, radiator, 'Valiant' gas boiler.

Sitting Room/Diner

16'1 x 11'10 (4.90m x 3.61m)

Large UPVC window to the front aspect, radiator, stairs to the First Floor Landing area.

Bathroom

5'11 x 4'11 (1.80m x 1.50m)

White three piece suite with electric shower, radiator, laminate flooring, UPVC glazed window to the rear aspect.

First Floor Landing

Radiator, built in cupboard space, loft hatch, door leading to:

Bedroom Two

8'10 x 9'6 (2.69m x 2.90m)

Double room with UPVC window to the front aspect, radiator.

Balcony

Outdoor seating area looking out over Malton, perfect for relaxing and taking in the views.

Second Floor

Bedroom One

16'5 x 11'6 (5.00m x 3.51m)

Double bedroom with a UPVC window to the rear aspect, radiator. Two built in cupboards that provide useful storage space.

18 Wold Street (Ground Floor Flat)

Private UPVC entrance door into:

Sitting Area

12'2 x 9'10 (3.71m x 3.00m)

UPVC double glazed window to the front aspect, UPVC entrance door, electric storage heater, cupboard housing the consumer unit/electric meter.

Bedroom Area

8'10 x 8'8 (2.69m x 2.64m)

Open to kitchen area.

Kitchen Area

8'8 x 4'11 (2.64m x 1.50m)

Archway opening to the sitting/bedroom area with wall and base units, plumbing for washer, sink and drier, space for appliances and UPVC double glazed window to the rear aspect.

Shower Room

10'2 x 5'7 (3.10m x 1.70m)

White suite with separate shower cubicle, vinyl flooring, part tiled walls, electric storage heater, extractor fan, wash basin and low flush WC.

Services

The ground floor studio apartment has electric heating and its own private entrance. The maisonette has gas central heating and private entrance. Both are connected to mains water, electric and drainage. The property is on a single title.

Norton

Norton is a busy and thriving area of Malton. It has good junior and secondary schools and there are a variety of local amenities to hand. Malton train station is a short walk away and offers direct railway links to Scarborough, York, Leeds, Manchester and Liverpool. Norton is also within easy access to the A64 which connects Scarborough, York and Leeds.

Traditional T and C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction

room sale where buyers can bid for the property via an online platform. The auction will

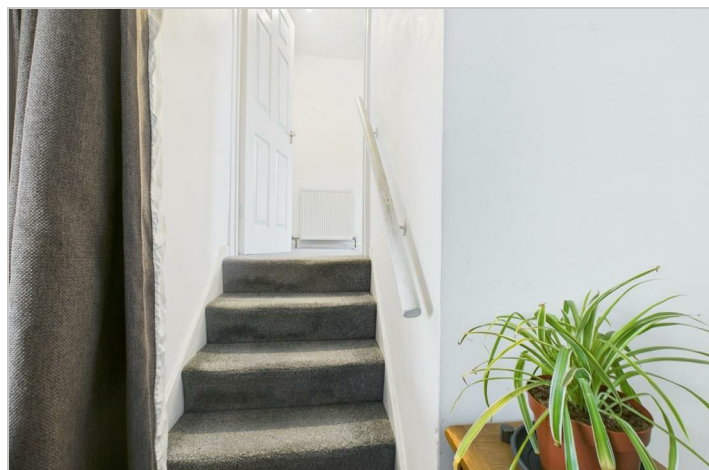
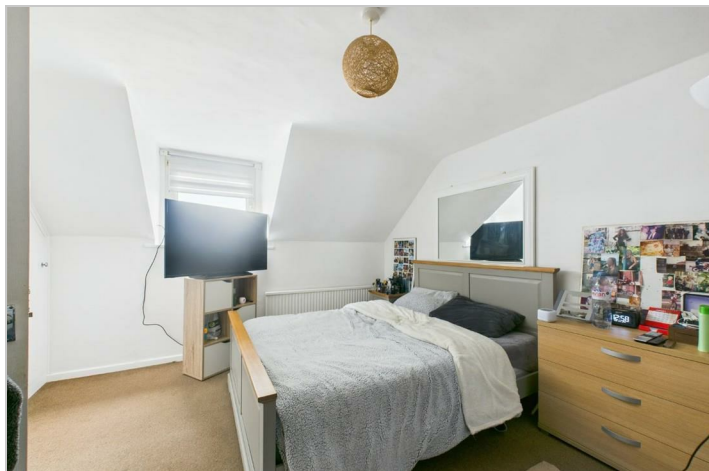
Tel: 07515763622

run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be

required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price -** This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price -** Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Road Map



Hybrid Map



Terrain Map



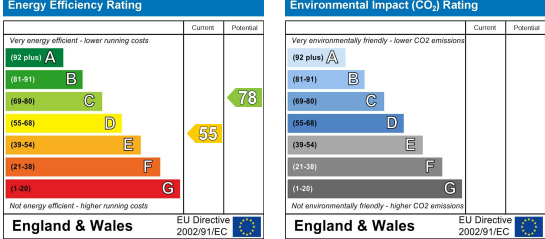
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.