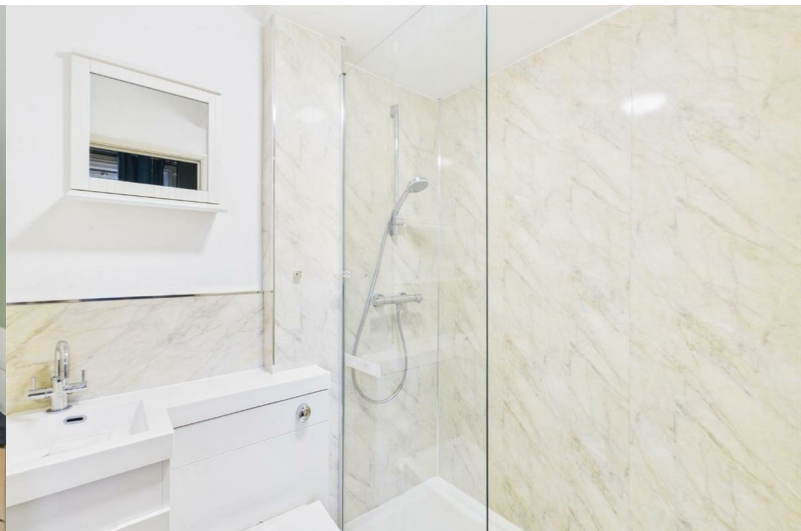




## 21a St. Nicholas Street

Norton, YO17 9AQ

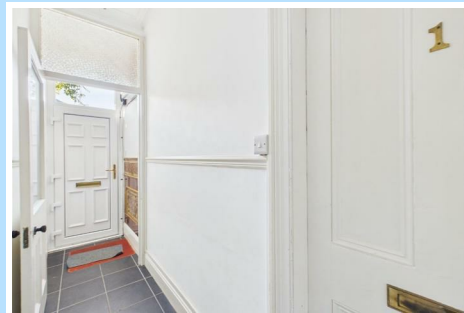
£695



# 21a St. Nicholas Street

Norton, Malton, YO17 9AQ

£695



21a St Nicholas Street is a light and spacious one bedroom ground floor flat. Ideally located in the centre of Norton, in easy walking distance to local amenities and the train station. Entering the property via a shared hallway, there is a private front door. There is a large sitting room with UPVC sash bay window, large kitchen dining room with patio doors leading to the rear yard, double bedroom and modern shower room. Gas central heating and UPVC double glazed sash windows throughout. We are ideally looking for tenants who are looking for a long term let. Available for rent immediately. Not suitable for pets.

- Ground floor one bedroom apartment
- UPVC double glazed sash windows throughout
- Central Norton location
- Large sitting room
- Gas central heating
- Available immediately
- Kitchen breakfast room with modern fittings and patio doors
- Shared front garden and rear garden which can be sectioned off

## Entrance Hall

Internal entrance to flat A.

## Sitting Room

UPVC double glazed front aspect sash windows, radiator, fire place with mantle surround (not working/blocked). High ceilings with coving and picture rail.

## Kitchen Diner

UPVC double glazed rear aspect patio doors, range of wall and base units, freestanding range oven with electric hob and electric double oven, sink and drainer with mixer tap, space for washing machine, space for a fridge, vertical radiator, under stairs storage cupboard. High ceilings with coving. Cupboard housing the boiler.

## Bedroom

Two UPVC double glazed rear aspect sash windows, radiator, fitted wardrobes with sliding mirror doors. Door leading to:

## Shower Room

Walk in shower, vanity unit with built-in low flush WC and sink, heated ladder towel rail, mermaid board.

## Exterior

Small front garden and also rear garden area which is fully concreted with raised border with mature shrubs. Both are shared with the first floor occupants, however, there is a section immediately out of the patio door which could be sectioned off to create a private space. Rear gate access to a side passageway to be able to take bins out. Storage outbuilding.. No Parking - parking is available on street.

Tel: 07515763622

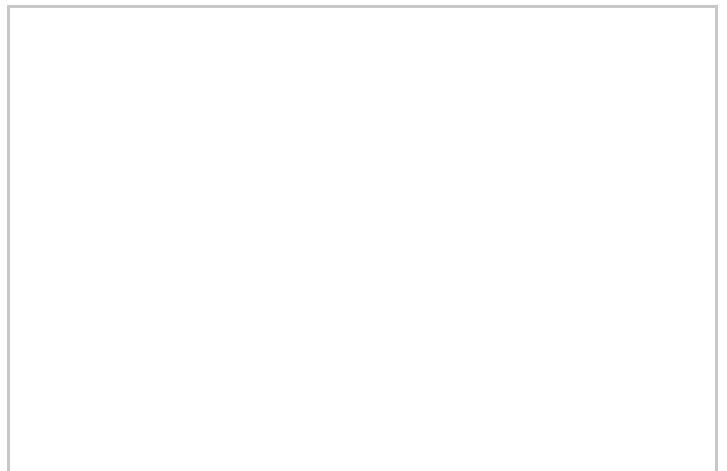
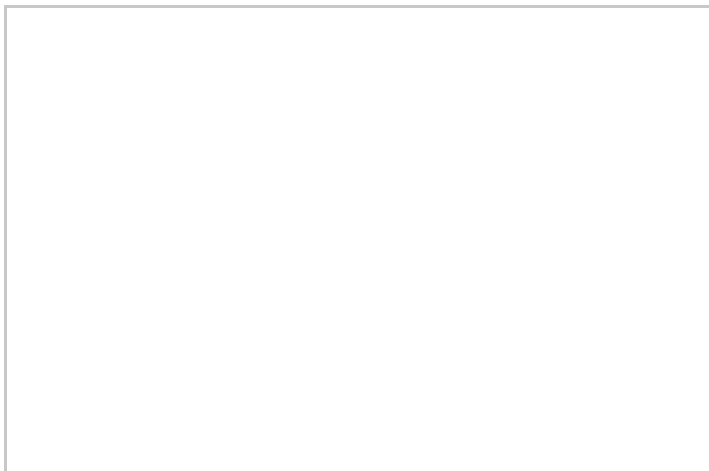
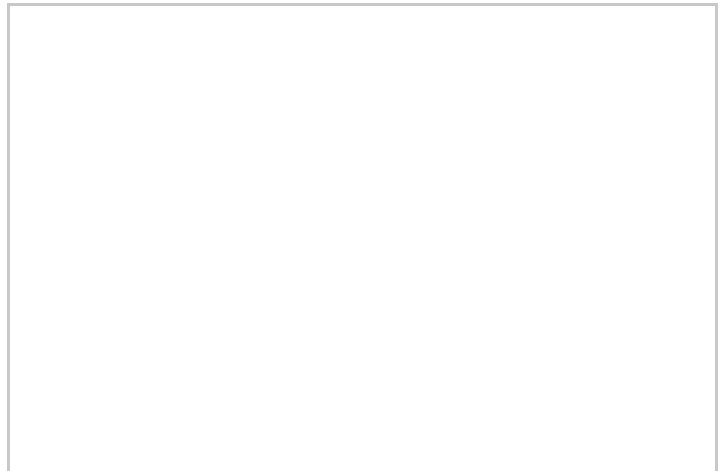
### Services

Mains connected to water, drainage, gas and electric.

### Council Tax Band A

### Location

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.



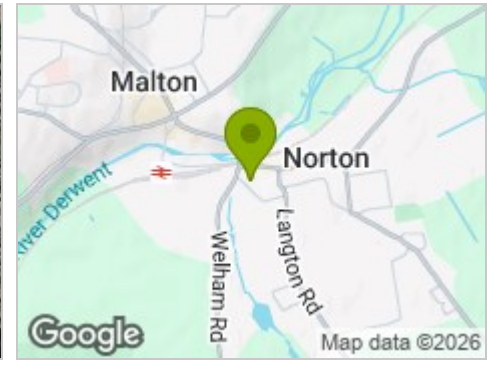
## Road Map



## Hybrid Map



## Terrain Map



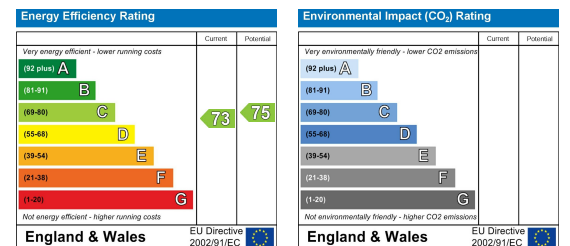
## Floor Plan



## 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.