



## 7 The Tannery

Norton, YO17 9HR

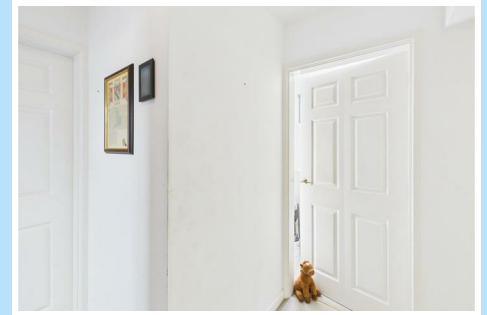
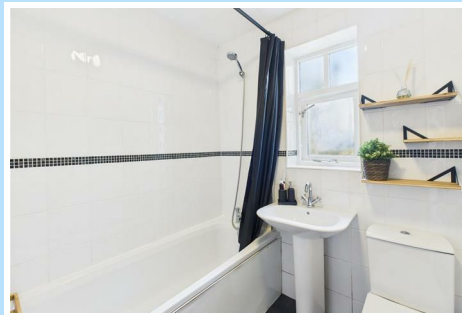
Offers In The Region Of £115,000



# 7 The Tannery

Norton, Malton, YO17 9HR

Offers In The Region Of £115,000



Welcome to this fantastic one-bedroom ground floor apartment located in the heart of Norton, Malton. This light and airy property is perfect for first-time buyers seeking a convenient and comfortable living space. One of the standout features of this apartment is its prime location. Situated centrally in Norton, you will find yourself just a stone's throw away from a variety of local amenities, including shops, cafes, and restaurants. Additionally, the nearby train station offers excellent transport links, making it easy to explore the surrounding areas or commute to work. This property presents an excellent opportunity for those looking to step onto the property ladder.

- Light and airy one bedroom ground floor apartment
- Central Norton, Malton location
- Ideal for first time buyers
- Modern bathroom
- Close to local shops
- Just a ten minute walk to the train station
- Open plan kitchen living space
- The property offers low maintenance living accommodation

## Communal Entrance Hall

### Hallway

### Kitchen/Living Area

10'1 x 18'10 (3.07m x 5.74m)

Open plan sitting room and kitchen dining room with wood framed double glazed windows (a total of three windows in total). Range of wall and base units with space for fridge freezer small breakfast bar, space for a washing machine, stainless steel sink with mixer tap, valiant boiler, electric hob with electric oven and extractor hood above. Radiators.

### Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Bathroom with panel bath and mixer tap with shower attachment overhead,

pedestal sink with mixer tap, wood frame double glaze window, fully tiled walls, low flush WC, radiator and extractor fan.

### Bedroom

11'5 x 8'9 (3.48m x 2.67m)

Wood frame double glazing window, radiator.

### Exterior

There is a block paved communal courtyard area to the front of the property with bin store and pedestrian access via an archway leading from church street.

### Services

Mains connected to water, drainage, gas and electric.

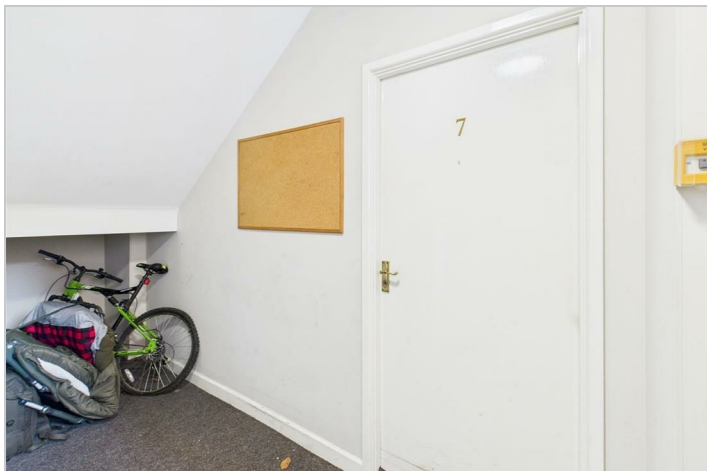
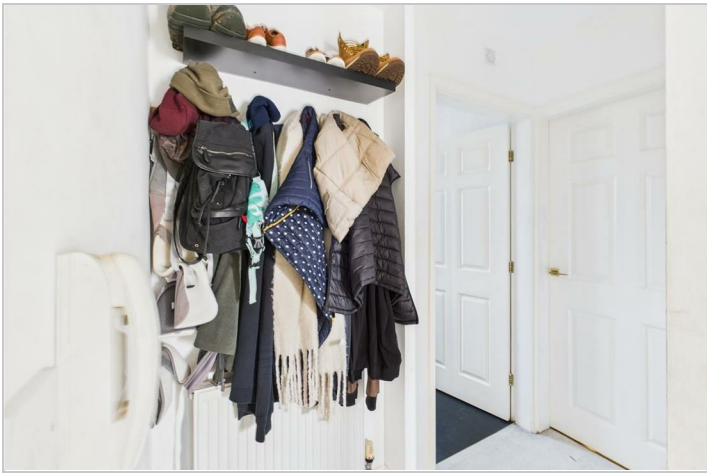
### Council Tax Band A

## Tenure

Leasehold with approx 950 years remaining. A £50pcm service charge is payable which covers the maintenance of the building and communal areas as well as buildings insurance etc.

## 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.



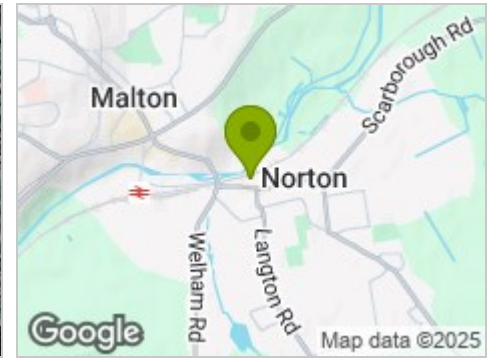
## Road Map



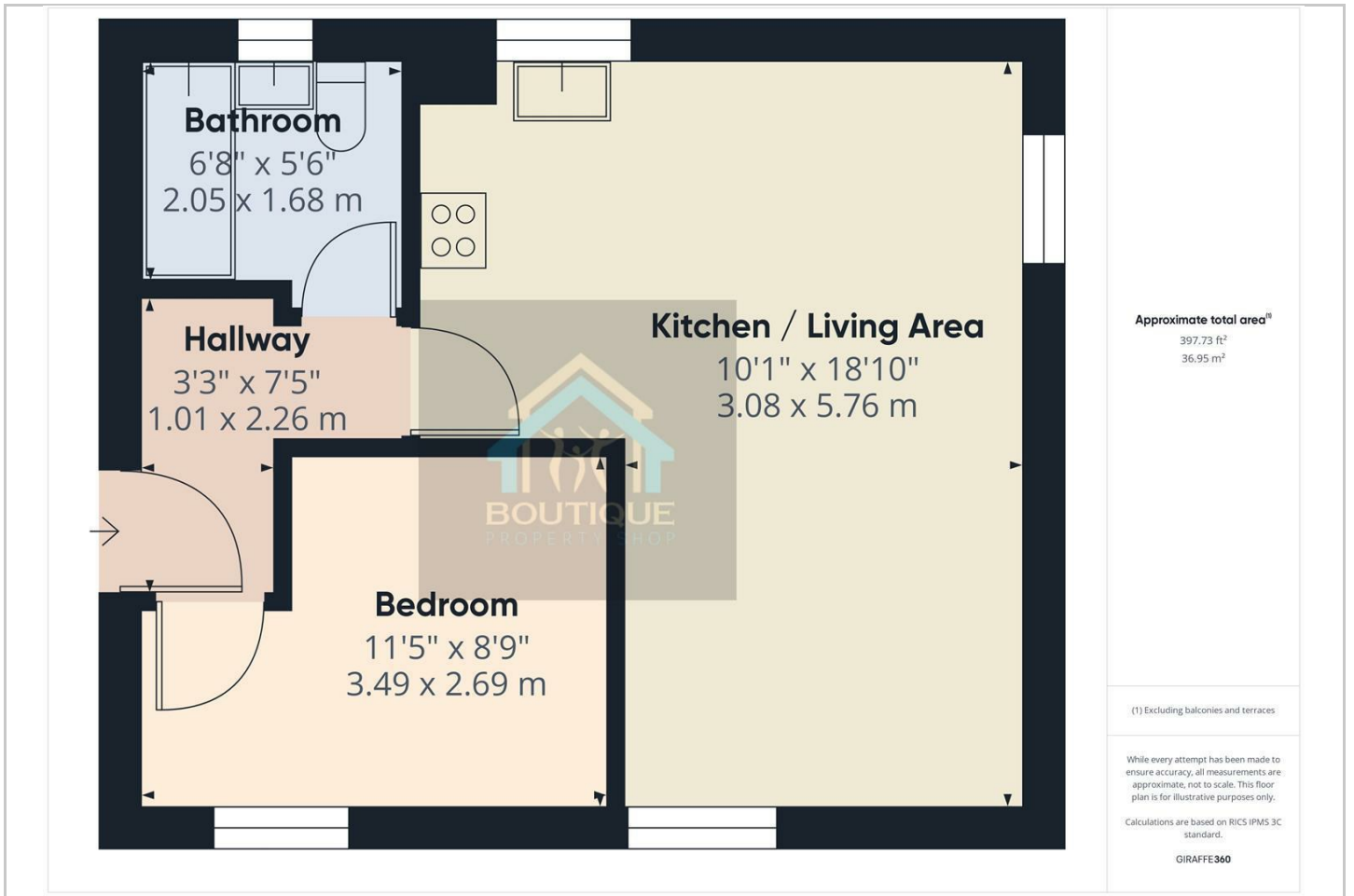
## Hybrid Map



## Terrain Map



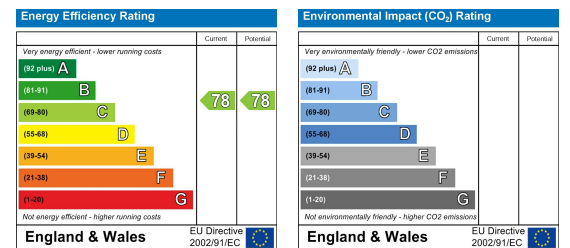
## Floor Plan



## 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



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