



# WILLOWGREEN

ESTATE AGENTS



## Flat 2B 125 Langton Road Malton, Yorkshire YO17 9AE

**Guide price £115,000**

\*\*\*PROPERTY SOLD OFF MARKET\*\*\*

A large first floor one bedroom apartment set in this beautiful period building. Located in a residential area close to local amenities and easy access to the A64 for Scarborough and York. The property has the rare benefit of a single garage with the accommodation comprising: Communal entrance hall, stairs to the first floor, entrance hall, sitting room with a feature cast iron fireplace, kitchen, contemporary bathroom in white, and double bedroom.

The Apartment entrance is located to the rear of the building via a back door. This entrance is solely access for two of the apartments 125 2A & 125 2B. Grove House is split into 5 apartments.

EPC Rating D  
Council Tax Band A

## MAIN ENTRANCE

Entrance via communal entrance door with stairs to the first floor and a private entrance door to Apartment B.

## ENTRANCE HALL

Overhead storage cupboards, single panelled radiator.

## SITTING ROOM

17'9 x 14'11 (5.41m x 4.55m)

Two sash windows to front aspect, feature cast iron fireplace, double radiator, dado rail, coving, TV point, power points, door to kitchen.

## KITCHEN

9'2 x 7'3 (2.79m x 2.21m)

Double glazed window to side aspect, range of wall and base units with roll top work surfaces, single stainless steel sink and drainer unit, built-in electric oven, gas hob and extractor hood over, plumbing for automatic washing machine.

## BATHROOM



White three piece suite comprising large bath with a shower over and a glass shower screen, wash hand basin on a wooden plinth with drawers below, low level WC, spot lighting, ceramic tiled floors, extractor fan.

## BEDROOM

11'10 x 10'5 (3.61m x 3.18m)



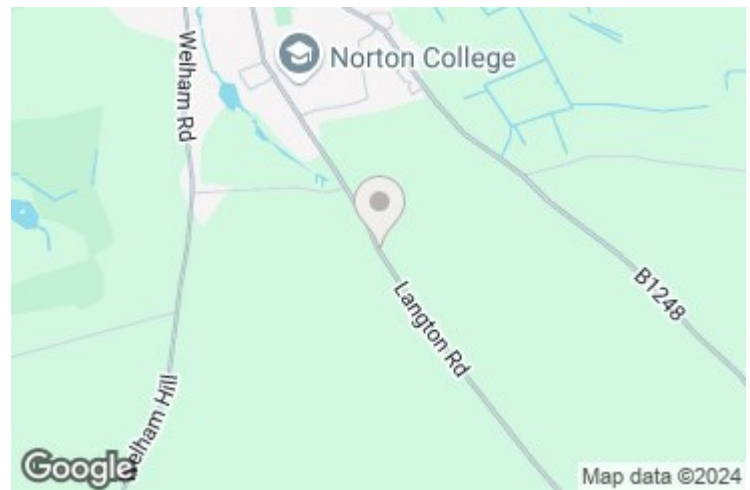
Two double glazed windows to side aspect, large radiator, storage cupboard, coving.

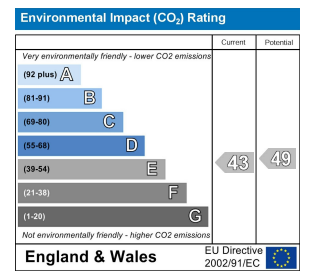
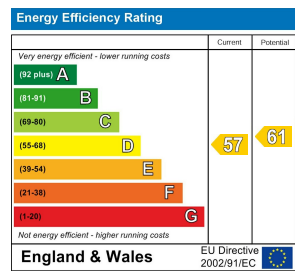
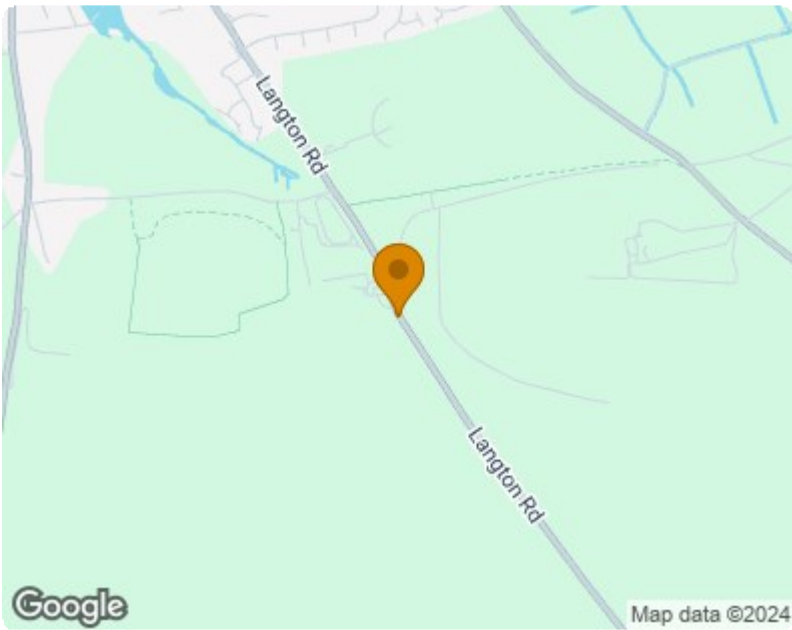
## EXTERIOR

By the entrance there is a single garage with power and light.

## COUNCIL TAX BAND A

## EPC RATING D





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