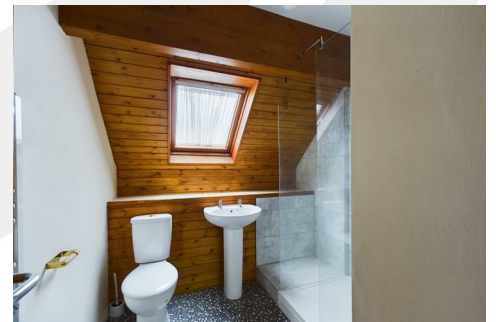




W I L L O W G R E E N

E S T A T E A G E N T S



**10 Walnut Green
Malton, Yorkshire YO17 9ER**

Guide price £75,000

This over 55's exclusive development is ideally placed for easy access to Scarborough Road with good bus routes and just a short walk to Norton towns shops and local amenities. This two bedroom bungalow is offered for sale with no onward chain and offers secure living with own entrance hall, breakfast kitchen, sitting room, two bedrooms and shower room. The accommodation benefits from electric storage heaters, double glazing and allocated parking. There are open communal lawned gardens and viewing early is advised not to miss out as these properties do not come up very often!

KITCHEN

8'5" x 13'8" (2.59m x 4.19m)

LIVING ROOM**BATHROOM**

5'8" x 7'3" (1.73m x 2.22m)

BEDROOM

9'9" x 10'5" (2.99m x 3.18m)

HALLWAY

2'9" x 10'11" (0.85m x 3.33m)

FURTHER INFORMATION

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£24

Ground Rent Period Review:

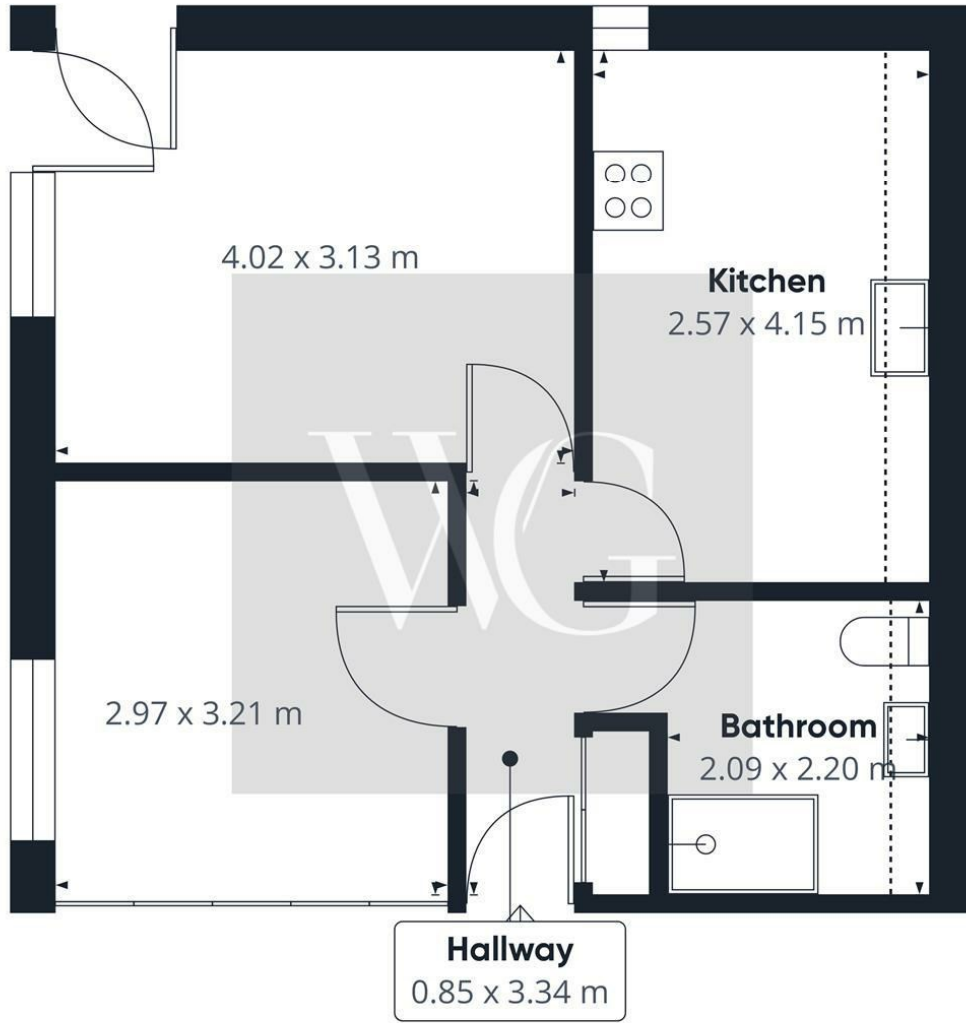
2039

Annual Service Charge:

£900

Council Tax Band: A





Approximate total area[®]
41.49 m²

Reduced headroom
1.91 m²

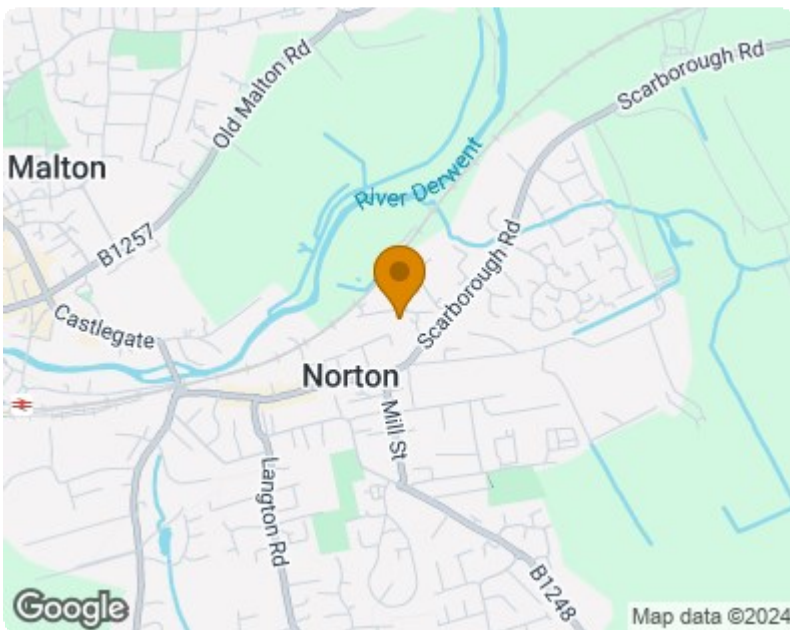
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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