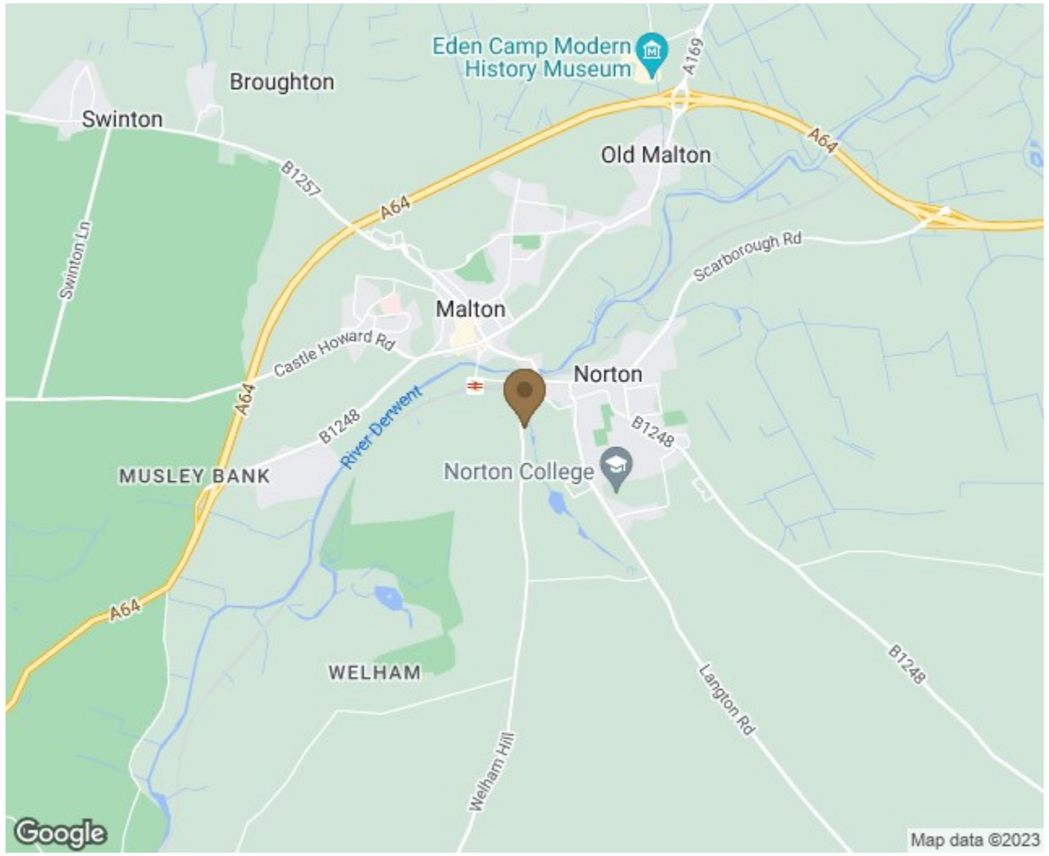
WILLOWGREEN

ESTATE AGENTS



9 Brookbank House, 21, Welham Road, Norton, Malton, North Yorkshire, YO17 9DP

Offers invited £215,000

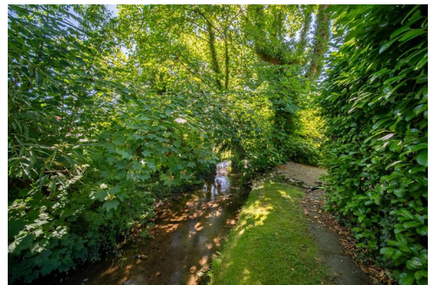
****OFFERED WITH NO ONWARD CHAIN*****

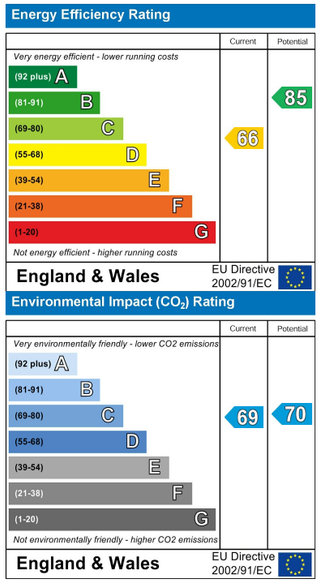
9 Brookbank house is a two bedroom bungalow with garage and designated parking space, situated in a popular part of Norton, Malton just off Welham Road.

This property briefly comprises; entrance hallway, sitting room, conservatory, kitchen, master bedroom, bedroom two/ dining room and house bathroom. To the exterior of this property is a low maintenance gravelled area to the front, and enclosed garden, laid to lawn with patio seating area to the rear.

Norton and Malton both offer an excellent range of local services and amenities many of which are within easy walking distance of the property. These include interesting and varied shops, good primary and secondary schools and many recreational pursuits. The railway station provides links to the intercity service at York and the A64 which bypasses the town provides good road links both east and west.

EPC Rating D





Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALLWAY
Window to front aspect, radiator.

KITCHEN
8'3" x 11'7" (2.52m x 3.54m)
Windows to front and side aspects, a range of wall and base units, sink and drainer unit, tiled splashback, roll top work surfaces, space for electric cooker, fridge/freezer and washing machine, radiator, power points.

BEDROOM TWO/DINING ROOM
10'8" x 7'4" (3.26m x 2.26m)
Window to front aspect, radiator, power points.

SITTING ROOM
15'11" x 12'9" (4.86m x 3.91m)
Window to front aspect, feature fireplace, coving, wall lights, sliding doors leading to conservatory, tv point, power points.

CONSERVATORY
6'3" x 10'5" (1.92m x 3.20m)
Door to side, windows to sides and rear aspects, power points.

MASTER BEDROOM
13'7" x 11'7" (4.15m x 3.54m)
Window to rear aspect, fitted wardrobes, power points.

SHOWER ROOM
Opaque window to side aspect, low flush WC, wash hand basin, enclosed shower.

GARAGE
16'1" x 9'10" (4.91m x 3.00m)
The garage is the middle one of the three. Up and over electric door, power and lighting.

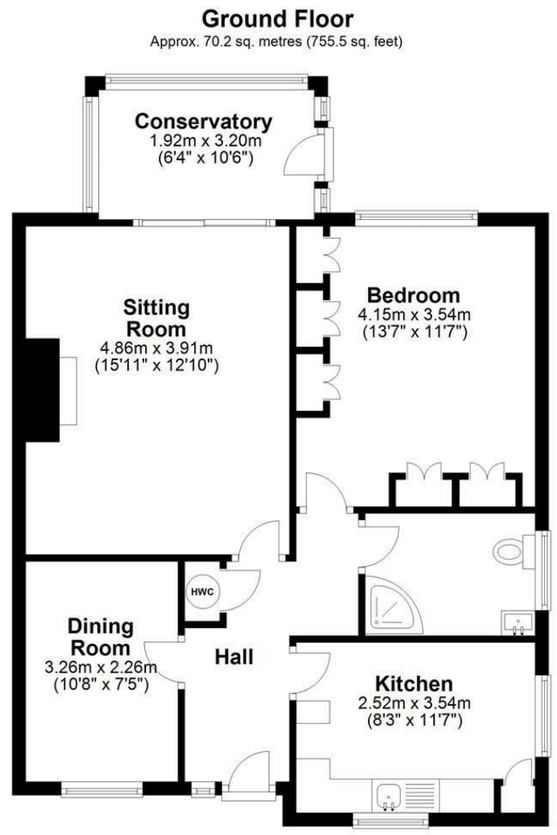
GARDEN
Enclosed laid to lawn garden with patio seating area.

COUNCIL TAX BAND B

TENURE
Freehold

SERVICES
Mains gas, water and drainage.

ADDITIONAL INFORMATION
One resident from each property is appointed as a director of Brookbank House Ltd. In 1999 Brookbank House Ltd bought the freehold and split it between the nine properties in the form of shares, eight properties have eleven shares and one property has twelve shares. One of the residents, who was the company secretary for many years, calls it a 'freehold fixed asset'. The residents hold an Annual General Meeting although because of covid this hasn't happened for the last two years. An unaudited financial statement is produced every year by Account Solutions Yorkshire Ltd. These reports can be found online. There's a £25 a month maintenance charge that covers grass cutting, hedge trimming and electricity for external lighting in communal areas. I'm told this payment is due to be increased. One grey area is what happens if the big house needs any major repairs. Any repairs done on the bungalows recently have been paid for by the individual owners. There's a yearly charge in January for buildings insurance that covers the whole complex. This year it was £379.



Total area: approx. 70.2 sq. metres (755.5 sq. feet)
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