

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	
69	74
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

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

7, Station Way, Norton, Malton, North Yorkshire, YO17 9RE Offers over £105,000

A superb opportunity for first-time buyers or investors – offered with no onward chain!
Located just a short stroll from the heart of Norton, this well-presented one-bedroom first-floor apartment offers convenient access to a wide range of local amenities, including shops, cafes, and restaurants. Excellent transport links are within easy reach, with both the railway and bus stations nearby, making this a fantastic option for commuters.

The apartment features a modern fitted kitchen with a range of wall and base units, integrated oven, hob, and extractor fan. The spacious lounge benefits from a charming fire surround, while the contemporary three-piece bathroom suite includes a shower over the bath. The property is warmed by electric heating throughout.

Ideal as a starter home or buy-to-let investment, this property is attractively priced and ready for immediate occupancy – early viewing is highly recommended.



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

LOCATION

Located just across the river from the popular market town of Malton, Norton offers a great mix of charm and convenience. With local shops, cafés, and good transport links, it's ideal for first-time buyers or commuters. The area is known for its friendly community, access to countryside walks, and easy reach of York and the coast. A great spot for enjoying a relaxed lifestyle with everything you need close by.

LIVING ROOM

10'8" x 15'1" (3.26 x 4.61)

KITCHEN

7'5" x 7'8" (2.27 x 2.36)

BEDROOM

10'4" x 11'2" (3.16 x 3.41)

BATHROOM

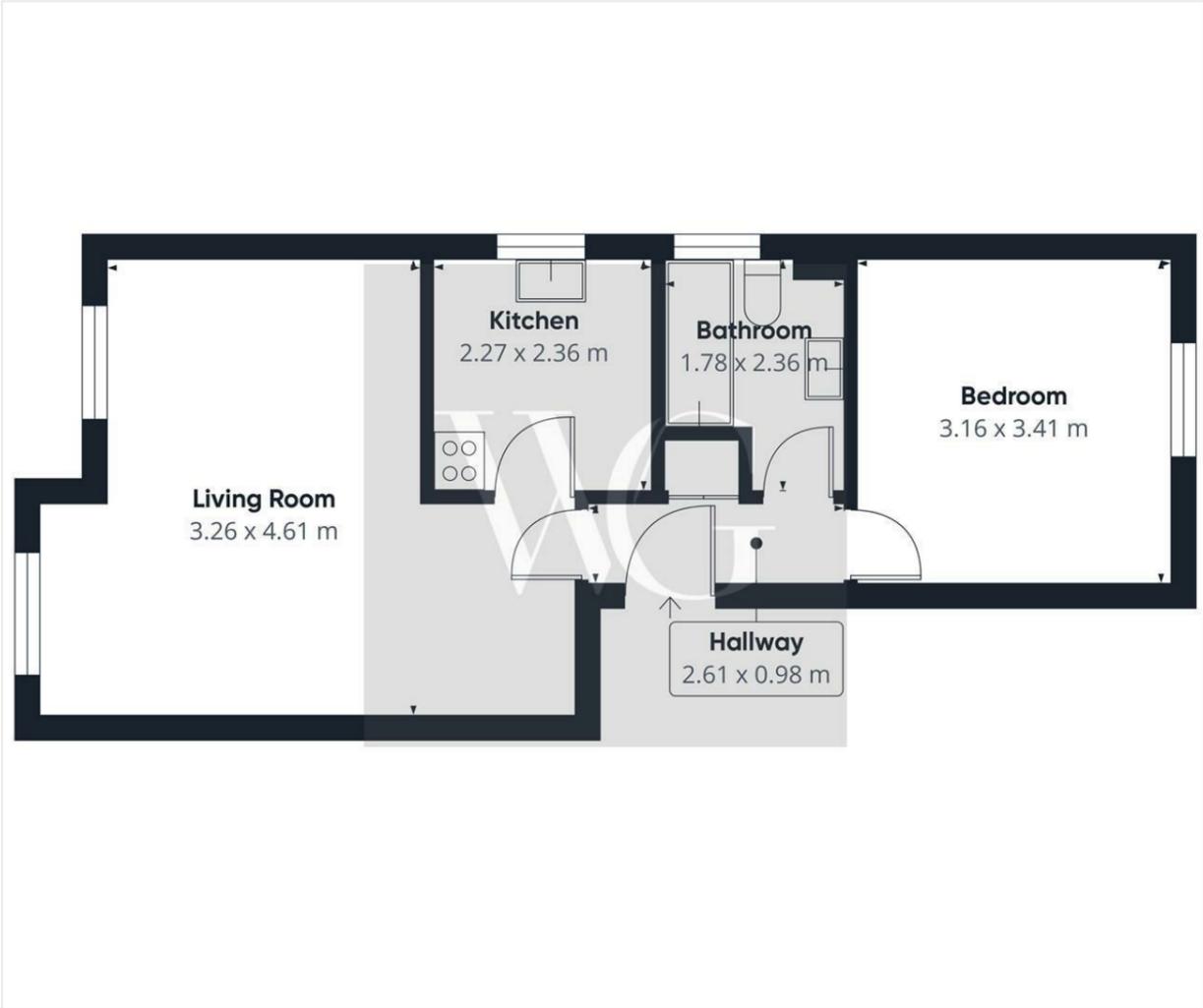
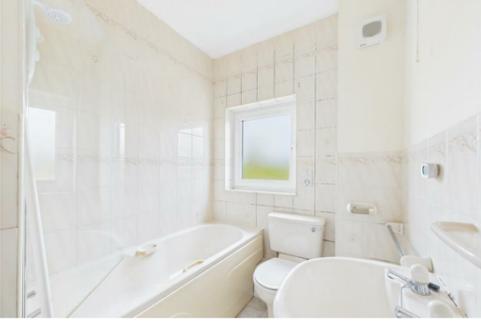
10'4" x 11'2" (3.16 x 3.41)

EPC RATING

COUNCIL TAX BAND A

LEASEHOLD

The flat has 992 years left on the leasehold. The service charge is £60 PCM. The Freehold is owned by the owners of the building.



WG
Approximate total area⁽¹⁾
42.3 m²
(1) Excluding balconies and terraces
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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
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