



**Apartment 2, The Old Works Wood Street
Malton, YO17 9BB
Guide price £189,950**


WILLOWGREEN
ESTATE AGENTS

The Old Works is a superb development of 6 Apartments & Four Houses located on Wood Street in Norton, Malton just completed & ready for occupation.

Apartment Two - Ground Floor.

Offering the bigger than average square footage of: 725 Square Feet.

This large ground floor apartment is accessed off Wood Street via a communal hallway on the left of the building and comprises: entrance hallway with a utility room, open plan kitchen/living room/diner, two double bedrooms and a bathroom, one allocated parking space to the rear.



ENTRANCE HALLWAY

Carpet fitted, power points, radiator.

OPEN PLAN KITCHEN/LIVING/DINER

17'0" x 18'2" (5.19 x 5.54)

Windows to rear aspect, vinyl floor, range of fitted wall and base units with marble effect worktops, integrated oven with splashback and extractor over, stainless steel sink and drainer unit, space for fridge/freezer, power points, radiator.

BATHROOM

7'9" x 6'1" (2.37 x 1.86)

Fully tiled panel enclosed bath with mixer taps and overhead shower, hand wash basin with pedestal tiled splashback, heated towel rail, extractor fan.

BEDROOM ONE

14'2" x 8'10" (4.32 x 2.70)

Window to front aspect, carpet fitted, power points, radiator.

BEDROOM TWO

14'11" x 8'11" (4.56 x 2.74)

Window to front aspect, carpet fitted, power points, radiator.

UTILITY ROOM

4'1" x 4'9" (1.25m x 1.45m)

Base units, plumbing for washer/dryer.

SERVICES

Mains gas, water and electricity.

COUNCIL TAX BAND

TBC

MANAGEMENT COMPANY INFORMATION

TBC

PARKING

One allocated parking space to rear of the building.







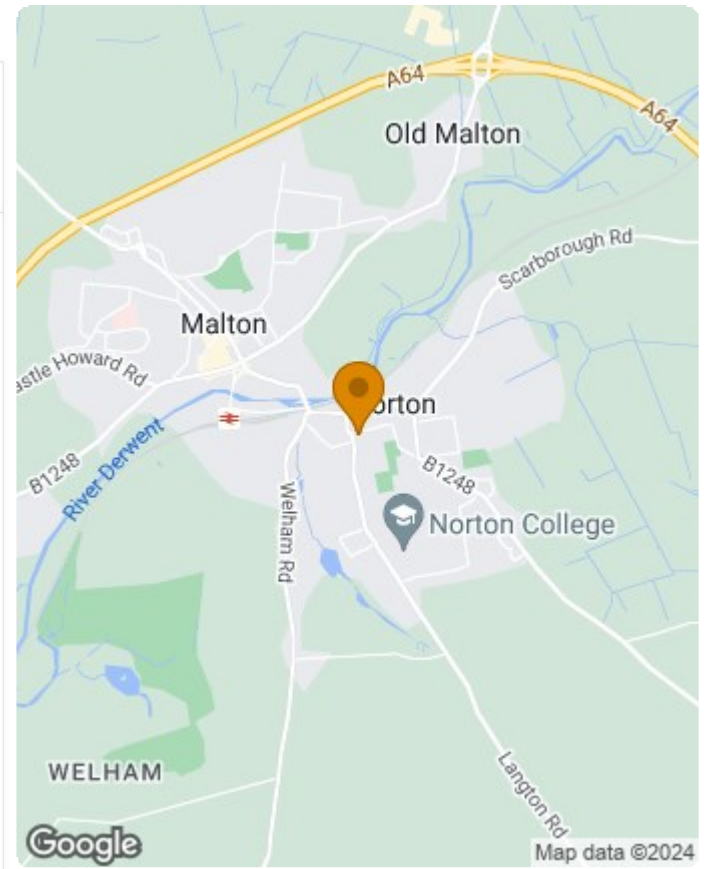
WG

Approximate total area[®]
67.33 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.

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		



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