



# WILLOW GREEN

ESTATE AGENTS



**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.

## 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)



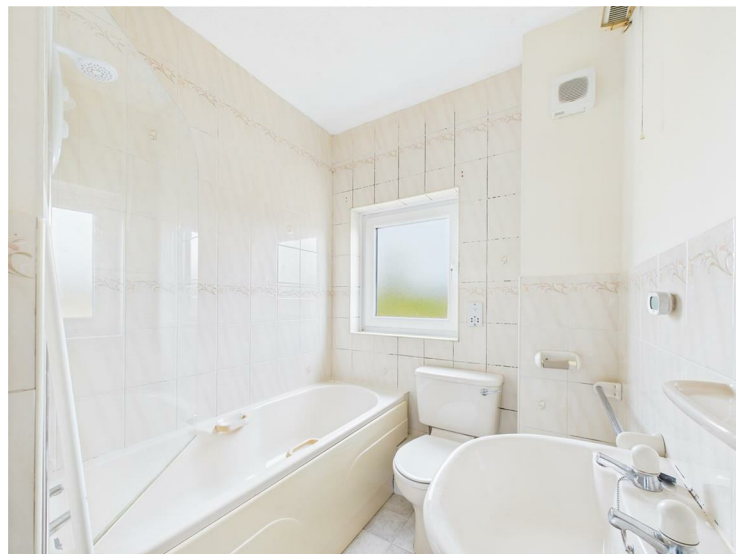
## BEDROOM

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





