

APARTMENT 2, BROOKBANK HOUSE 21 WELHAM ROAD, NORTON



An especially spacious ground floor apartment forming part of a handsome Victorian building, offering two-bedroom accommodation with private garden area, parking & large garage.

Entrance hall, inner hall, 27ft drawing room, store room, kitchen,
two bedrooms, bathroom & WC.

Gas central heating. Upvc double-glazing.

Large single garage. Allocated parking space. Private Garden Area.

Sought-after location within easy reach of local amenities.

No onward chain.

GUIDE PRICE £195,000

This unusually spacious apartment forms part of an attractive former townhouse known as Brookbank House, which is located in a sought-after area of Norton. Apartment 2 occupies part of the ground floor and offers accommodation of over 970sq.ft with the benefit of gas central heating and uPvc double-glazing.

In brief, the accommodation comprises entrance hall, spacious inner hallway, an elegant, 27ft drawing room with fireplace and a bay window giving direct access onto the garden, store/utility room, kitchen, two bedrooms and a spacious bathroom. The property has the advantage of its own private garden area with has been attractively arranged and enjoys a good, south facing aspect. There is a large, single garage and allocated parking nearby.

Norton benefits from a range of amenities, including schools, shops, pubs and re-furnished sports centre and pool with further amenities within the adjoining town of Malton. The railway station is a short walk away and provides regular services to York from where London can be reached in less than 2 hours. This property is located on the eastern side of Welham Road, opposite the turning for The Avenue and can be identified by our 'For Sale' board. Welham Road is generally considered to be one of the most sought-after areas of Norton and is close to the golf course.



ACCOMMODATION

ENTRANCE HALL

2.9m x 1.8m (9'6" x 5'11")

Ceramic tiled floor. Cloaks cupboard. Radiator.

INNER HALL

Two wall light points. Coving. Airing cupboard housing the hot water cylinder with electric immersion heater.

DRAWING ROOM

8.3m x 4.5m (into bay) (27'3" x 4'9")

Double-glazed bay window with door giving direct access onto the garden. Living flame gas fire with painted surround, marble insert and hearth. High-level, double-glazed window to one side. Four wall light points. Coving. Television point. Thermostat. Fitted shelving. Radiator.



STORE ROOM / UTILITY

2.4m x 1.8m (7'10" x 5'11")

Fitted shelving.

KITCHEN

2.8m x 2.7m (9'2" x 8'10")

Range of floor and wall units incorporating a stainless steel single drainer sink unit. Four ring gas hob with extractor hood over. Electric oven. Automatic washing machine point. Double-glazed casement windows to two sides. Electric panel radiator.



BEDROOM ONE

3.5m x 3.0m (11'6" x 9'10")

Range of fitted wardrobes. Coving. Double-glazed casement window to the side. Radiator.



BEDROOM TWO

3.5m x 2.2m (max) (11'6" x 7'3")

Double-glazed casement window to the front. Coving. Cupboard housing the gas fired central heating boiler. Radiator.



BATHROOM & WC

3.1m x 1.8m (10'2" x 5'11")

White suite comprising bath with shower over, pedestal basin and low flush WC. Coving. Fully tiled walls. Extractor fan. Access to a store cupboard measuring 1.8m x 0.9m. Heated towel rail.



OUTSIDE

Directly in front of the property is an attractive, south facing garden with lawn, shrub borders and patio area. It also has the benefit of a designated parking space to the front of the building and a large single garage within a block of four.

SINGLE GARAGE

4.9m x 4.2m (16'1" x 13'9")

Concrete floor. Electric, up and over door to the front. Casement window to the side.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.

Council Tax: Band: B (Ryedale District Council).

Tenure: We understand that the property is Leasehold. The Leaseholders of Brookbank House are Directors of Brookbank House Ltd and the company owns the Freehold and administers the service charge. The current lease is under review.

Service Charge: We understand that there is a monthly charge of £25 to cover repairs, decoration and maintenance of the common parts of the building.

Post Code: YO17 9DP.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

