

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



7, WALNUT GREEN, NORTON, MALTON, YO17 9ER

**A well presented Ground Floor Retirement Flat
Occupants must be at least 55 years of age**

Entrance Hall

Bedroom

Electric Heating

Sitting Room

Shower Room

Shared Parking

Kitchen

Double Glazing

Communal Gardens

PRICE GUIDE £79,950

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

7 Walnut Green is a pleasant Ground Floor Flat situated in the established and quiet location of Walnut Green which comprises an interesting and attractive development of flats for the retired situated off Scarborough Road in Norton. The property has been updated in recent years with several improvements, including a newly fitted, modern kitchen that comes equipped with integrated appliances, fresh carpets, updated flooring, and a complete redecoration. The kitchen has ample space for dining and there is a cosy sitting room with access to the communal gardens.

Outside there is a shared parking area which gives access to the attractive communal well-stocked and well-maintained lawned garden. There is a useful store adjacent to the front door and to the rear a small paved area and lawn onto which the sitting room opens.

Local shopping facilities are available in close-by and there is a regular bus service along Scarborough Road to Scarborough, York and Leeds. Further amenities are available in Malton with the Railway Station, Bus Station, a wide variety of interesting and varied shops and good eating establishments. The A64 which by-passes the town provides good road links east and west.

General Information

Services: Mains water and electricity. Connection to mains drainage.

Tenure: We are informed the property is Leasehold. 99 years from 1989.

Service Charge: There is a service charge of £75 pcm to cover external maintenance, gardening etc.

Viewing: Strictly by appointment with the Agents
Rounthwaite & Woodhead
53 Market Place, Malton. Tel: 01653 600747

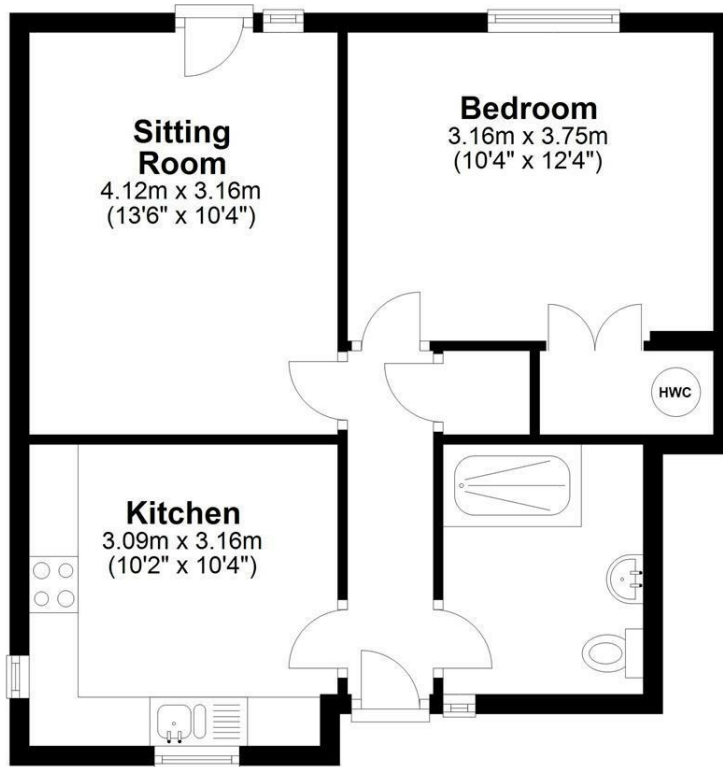
Council Tax: We are informed that the property lies in band 'B'.



Accommodation

Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)

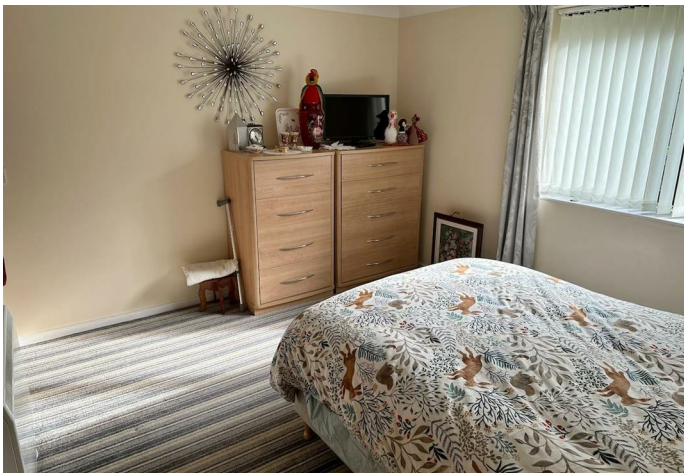


Total area: approx. 47.2 sq. metres (507.6 sq. feet)

7 Walnut Green, Norton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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		53	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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