

1 STATION WAY NORTON, MALTON



A well-located, one-bedroom ground floor flat enjoying a pleasant open outlook, together with allocated parking.

Entrance hall, spacious lounge/dining room, kitchen,
double bedroom, bathroom & WC.

Economy 7 heating & uPvc double-glazing.

Convenient, town centre location, two minutes from the train & bus stations.

Open views across the River Derwent, towards Malton.

No onward chain.

GUIDE PRICE £105,000

1 Station Way is a well laid out ground floor apartment situated in an incredibly convenient location for accessing both Malton town centre and the railway station, which is just a two-minute walk away.

The property forms part of a small block of just 6 flats and is approached via a communal entrance hallway into a private entrance hall which gives access to a spacious 'L' shaped lounge/dining room, fitted kitchen, a double bedroom, bathroom and WC. All windows are uPvc double-glazed and there is Economy 7 heating throughout.

Externally, 1 Station Way benefits from an allocated parking space. The property might now benefit from a cosmetic refresh but enjoys a lovely open outlook and will be equally appealing as either a manageable retirement property, or first-time home. The property carries the balance of a 999-year lease and is offered for sale with a share of the Freehold, too.

Located just over the river from Malton, the flat fronts onto Riverside View, and can be easily identified by our For-Sale board. Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway and bus stations are both a short walk away. A full range of amenities can be found within Malton, including a GP surgery, a variety of eateries, independent and high street retailers and leisure facilities.



ACCOMMODATION

COMMUNAL ENTRANCE HALL

6.3m x 2.2m (20'8" x 7'3")

Staircase to the upper floors. Front door opening into:

PRIVATE ENTRANCE HALL

2.6m x 1.0m (8'6" x 3'3")

Intercom entry phone. Coving. Airing cupboard housing the hot water cylinder with electric immersion heater. Fuse box. Coat hooks.

LOUNGE / DINING ROOM

4.7m x 3.9m (max) (15'5" x 12'10") Plus 2.2m x 1.5m

Feature fireplace with painted surround. Coving. Television point. Telephone point. Two casement windows to the front. Two electric radiators.



KITCHEN

2.4m x 2.3m (7'10" x 7'7")

Range of kitchen units incorporating a stainless steel single drainer sink unit, electric oven, ceramic hob and extractor hood. Automatic washing machine point. Casement window to the side.



DOUBLE BEDROOM

3.5m x 3.2m (11'6" x 10'6")

Television point. Casement window to the rear. Electric radiator.



BATHROOM & WC

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

Matching suite comprising bath with shower over, wash basin and low flush WC. Half tiled walls. Electric shaver point. Extractor fan. Casement window to side. Wall-mounted electric fan heater.



OUTSIDE

One designated parking space and a small area of communally maintained gardens.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Electric heating.

Council Tax: Band: A (North Yorkshire Council).

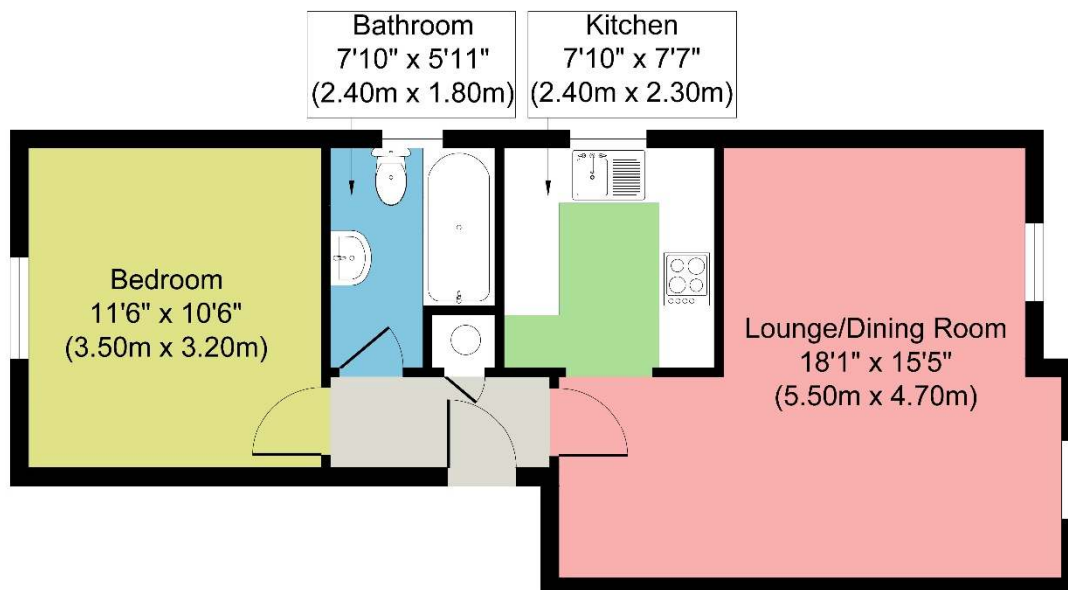
Tenure: We understand that the property is Leasehold and carries the balance of a 999-year lease from 1st January 2018, and is offered for sale with a share of the Freehold, along with the owners of the other flats.

Service Charge: £60 per calendar month.

Post Code: YO17 9RE

EPC Rating: Current: E43. Potential: C74.

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



Ground Floor
Approximate Floor Area
486 sq. ft
(45.15 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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