CLUBLEYS

7, Howe Road, Malton, Norton, YO17 9BH

£140,000







Looking for a property offering more space than you might expect? This well-presented two double bedroom first-floor flat, situated in the popular area of Norton, offers generous accommodation, a private entrance and the added benefit of a substantial decorated loft area. An appealing opportunity for first-time buyers or those seeking a spacious, conveniently located home.

The property is accessed via its own private front entrance, with stairs leading from the ground-floor hallway to the main accommodation. A bright and airy sitting room enjoys a front-facing position and features an attractive fireplace, creating a welcoming space for relaxing or entertaining. The fitted kitchen offers practical workspace and benefits from a rear door opening onto a balcony with useful storage and an external staircase.

There are two generously sized double bedrooms, providing flexibility for guests or those working from home, together with a modern bathroom fitted with a contemporary three-piece suite.

A particular feature of this property is the substantial decorated loft space, accessed via stairs from the sitting room, offering valuable additional space beyond the main accommodation. Please note: The loft rooms do not comply with current building regulations and therefore cannot be classed as official living accommodation

With its generous proportions, two double bedrooms, private entrance and additional loft space, this appealing flat offers an excellent opportunity for buyers seeking a property with more space than first meets the eye.

Tenure: Leasehold
Ryedale District Council
BAND: A

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Front entrance door, stairs to first floor.

FIRST FLOOR

LANDING
Door to;-

INNER HALL
Radiator.

KITCHEN
4.05 max (3.46 min) x 3.01 (13'3" max (11'4" min) x 9'10")
Door and window to rear.
Fitted with wall and base units comprising working surfaces, Belfast sink unit, range style oven (for sale by separate negotiation) with extractor fan over, space for washing machine and under counter fridge.
Radiator.

SITTING ROOM
5.01 x 3.35 (16'5" x 10'11")
Window to front.
Electric fire and radiator.
Stairs to loft space.

BEDROOM ONE
4.12 x 3.23 (13'6" x 10'7")
Window to side.
Fitted wardrobes and radiator.

BEDROOM TWO
3.37 x 3.22 (11'0" x 10'6")
Window to front.
Radiator.

BATHROOM
2.54 x 1.97 (8'3" x 6'5")
2x windows to side.
Panelled bath with shower over, wash hand basin set in vanity unit and low flush WC. Part tiled walls, tiled flooring and chrome ladder style towel rail.

SECOND FLOOR

DECORATED LOFT SPACE
4.90 x 3.78 (limited head space) (16'0" x 12'4" (limited head space))
Velux window, storage cupboards.

DECORATED LOFT SPACE
5.40 x 3.33 (limited head space) (17'8" x 10'11" (limited head space))
Velux window, storage cupboards.

OUTSIDE
Small balcony area with store and access to communal external staircase.

ADDITIONAL INFORMATION

SERVICES
Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the above appliances have been tested by the Agent.

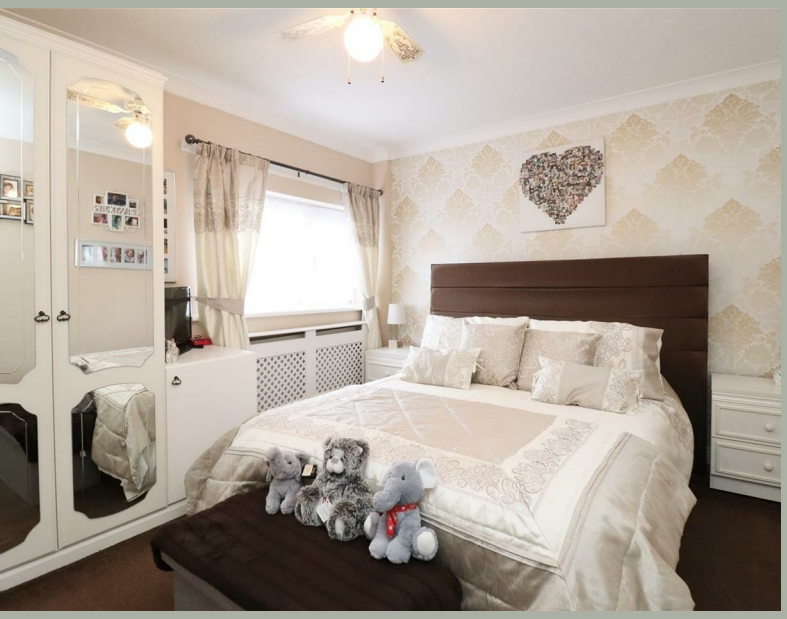
AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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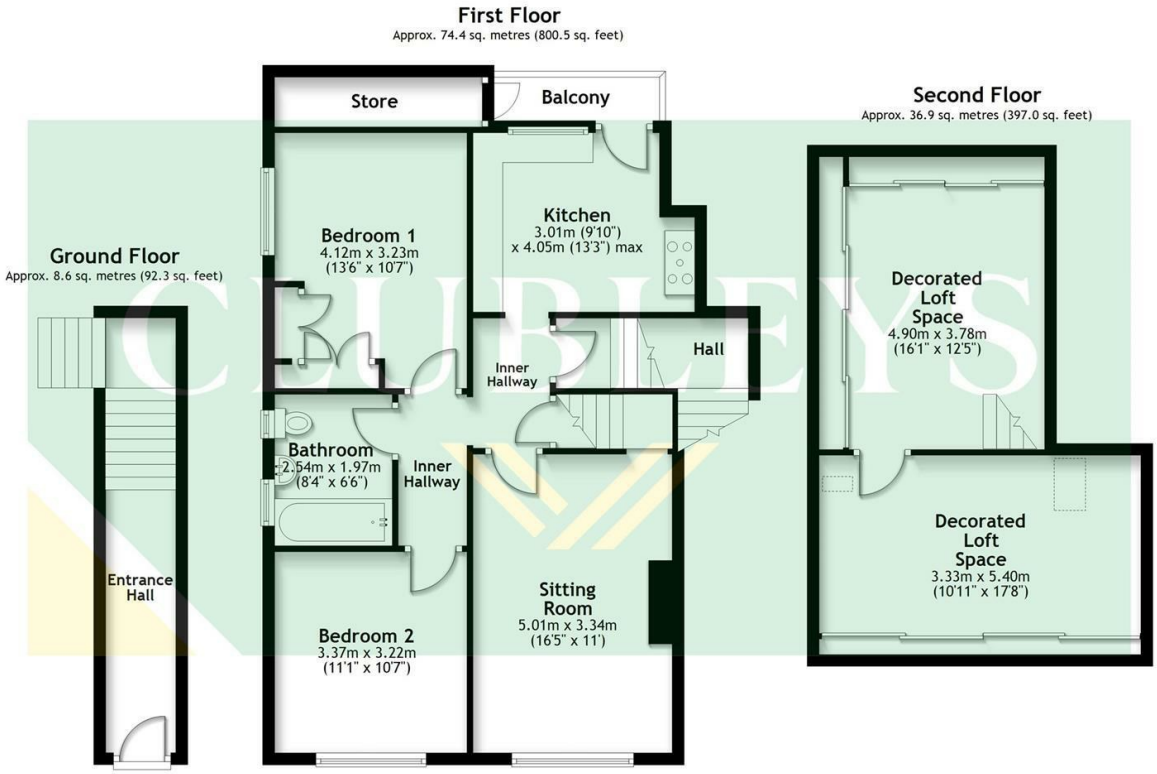








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 892.8 sq. feet (not including decorated loft space)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

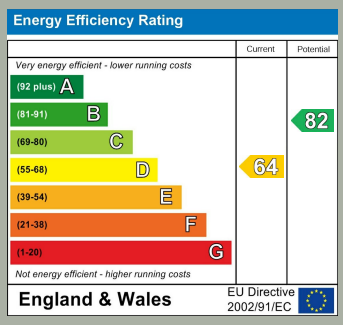
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.