



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

Suite 3, 46 Crawford Street
London
W1H 1JU

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office@panteraproperty.com
www.panteraproperty.com



7 St Peters Yard Wold Street

Norton, Malton, YO17 9FH

Offers over £95,000

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Norton, Malton, YO17 9FH

LOCATION/DIRECTIONS Located within easy walking distance of the town centre and the wide range of amenities therein. Also in easy reach of Malton bus and railway stations. The property is best found by simply heading down into towards Norton, along Church street and turning right at the mini-roundabout onto Wold Street.

SERVICES All mains services are connected to this property.

COUNCIL TAX Council tax yet to be advised.

ENTRANCE Ground floor communal entrance serving three flats in all.

This property and one other on the first floor, and one flat on the second floor.

Security intercom entry with internal stairs leading to:-

ENTRANCE HALL Telephone intercom and radiator.

LIVING ROOM/DINING/KITCHEN Generous sized open plan room with more than ample living and dining space. Two double glazed front sash windows and two radiators.

KITCHEN Base and wall units with built in oven, hob and extractor fan. Space for washer.


BEDROOM ONE Generous double bedroom. Two front double glazed sash windows. Cupboard with combi gas boiler. Radiator.

BEDROOM TWO Good sized further bedroom. Velux window and radiator.

BATHROOM Three piece suite with shower over bath. Heated towel rail.



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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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