

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 3 Hawthorn Close, Malton, YO17 7AF

50% Shared Ownership £65,000

- Modern first floor apartment
- Offered with no forward chain
- Two good sized bedrooms
- Built in 2012 by Yorkshire Housing
- Good energy efficiency
- Generous floor space of 735 sq ft
- 50% shared ownership
- Solar PV providing hot water
- Small enclosed rear garden

## 3 Hawthorn Close, Malton YO17 7AF

3 Hawthorn Close forms part of a 2012 development at the very end of Hawthorn Avenue offering a chance for first time buyers to buy at 50% of the full current market value of £130,000. Located on the first floor the property is available with no forward chain briefly including a fully self contained front entrance, landing/hall area, two good bedrooms, large bathroom and a lounge which opens into the kitchen and dining area. Gas central heating, double glazing and solar PV assisting with providing domestic hot water. Small rear garden area, parking available within the development.



Council Tax Band: A





## General information

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 with its monthly farmers market and high-profile festivals. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

## Services

All usual mains are connected.

Gas fired central heating from a wall mounted boiler in the kitchen.

Hot water from the boiler/tank system with solar PV in addition.

## Lease and shared ownership detail

The property was built in 2012 which is when the lease commenced for a term of 99 years.

We are informed by Yorkshire Housing that no rent is payable in addition.

Eligibility rules apply. Subject to application (link below)

<https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwnership#Page=0>

The current monthly service charge amounts to £75.01 made up as follows;

Sinking fund 30.56

PV panels provision (for hot water) 16.67

Buildings insurance 13.01

Management charges 5.28

Carpark/footpaths provision 4.39

Gardens & Grounds 3.45

Administration 1.65

## Ground floor entrance

Fully self contained entrance from it's own front door with staircase to the first floor.

## First floor landing/hall area

Hatch to the loft, airing cupboard.

## Lounge

Rear facing Juliet balcony.

## Dining kitchen

Base and wall units, built in oven and hob, wall mounted gas central heating boiler, plumbing for washer, front window, radiator.

## Bedroom 1

Rear window, over stairs cupboard, radiator.

## Bedroom 2

Front window, over stairs cupboard, radiator.

## Bathroom

Generous size with three piece white suite, over bath shower, heated towel rail, rear facing window.

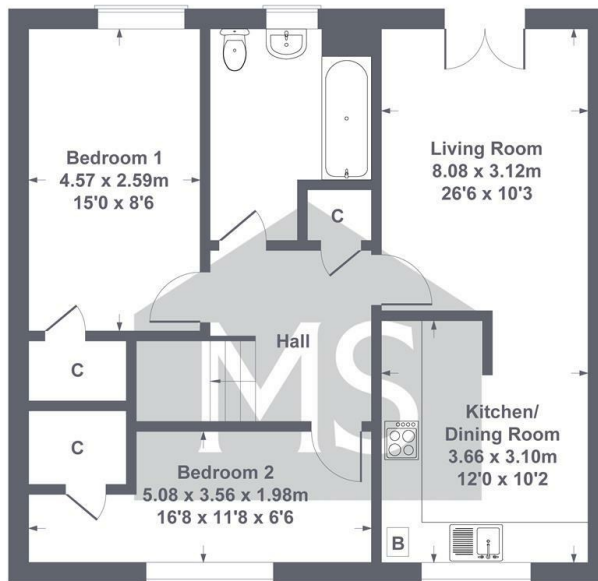
## Outside space/garden

Parking is available within Hawthorn Close as is a cycle store.  
Garden area to the rear.





Approximate Gross Internal Area 735 sq ft - 68 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

its a shared ownership with Yorkshire Housing, he would like you to give him your advice as to price ect. as he will put it on with us 2 bed aparment

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

A

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 84      | 85        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |