

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 35 Stock Close, Norton, Malton, YO17 8BE

£84,539

- Discounted for sale first floor flat
- Communal grounds, allocated parking
- Two good double size bedrooms
- Excellent 'move into condition'
- Gas c/heating & uPVC d/glazing
- Generous size reception room
- In a block of six in all
- Spacious throughout - 620 sqft
- Smart fitted kitchen and bathroom

# 35 Stock Close, Norton YO17 8BE

Excellent two bed first floor flat all very well presented throughout and sure to be of interest to those looking to get onto the property ladder. Discounted for sale at 65.03% of the current open market value of £130,000 on a full ownership basis therefore with no rent in addition. Hallway, generous lounge and dining kitchen, two good size double bedrooms and bathroom. There is gas fired central heating, uPVC double glazing, allocated parking space and communally maintained gardens/grounds.



Council Tax Band: A



### General information

This is a discount for sale property which is an affordable home ownership scheme where 100% of the property is purchased at a discounted rate - in this case 65.03% of the open market value of £130,000. Purchasers would be considered as 100% owners therefore no rent is payable in addition and staircasing to full ownership is not available. The discount is locked into the property and will continue with any future owners. Discount for sale is not to be confused with shared ownership.

### Lease detail & charges

The original lease was a 125 year term from 1st January 2009. Current annual charges payable to Home Group from 1st April 2025 are £1710.12.

### Eligibility details

Priority to armed forces

Min deposit requirement 5-10% (dependent on lender)

Max household income of £80,000

Applicants that currently own a property must have a progressing sale

Applicants must be unable to buy a property suitable for their family size on the open market

Must be your principal home and cannot be sublet

Hallway

Lounge

Dining kitchen

Bedroom 1

Bedroom 2

Bathroom

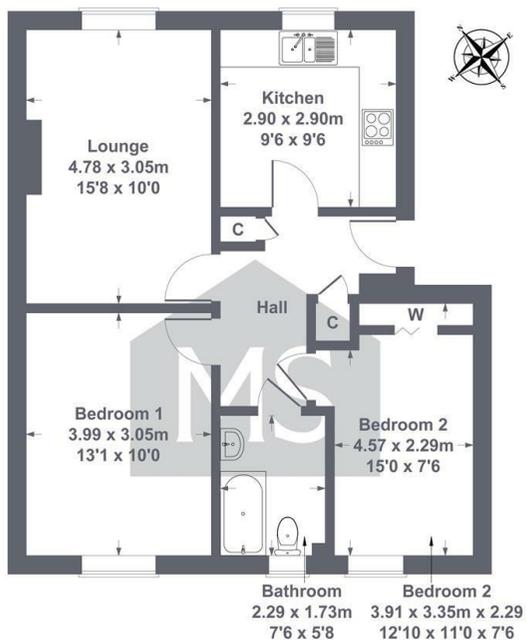
Outside

Number 35 is one of 6 flats in the block. Grounds/gardens are communally maintained. Number 35 has an allocated/numbered parking space, there is additional visitors parking also.





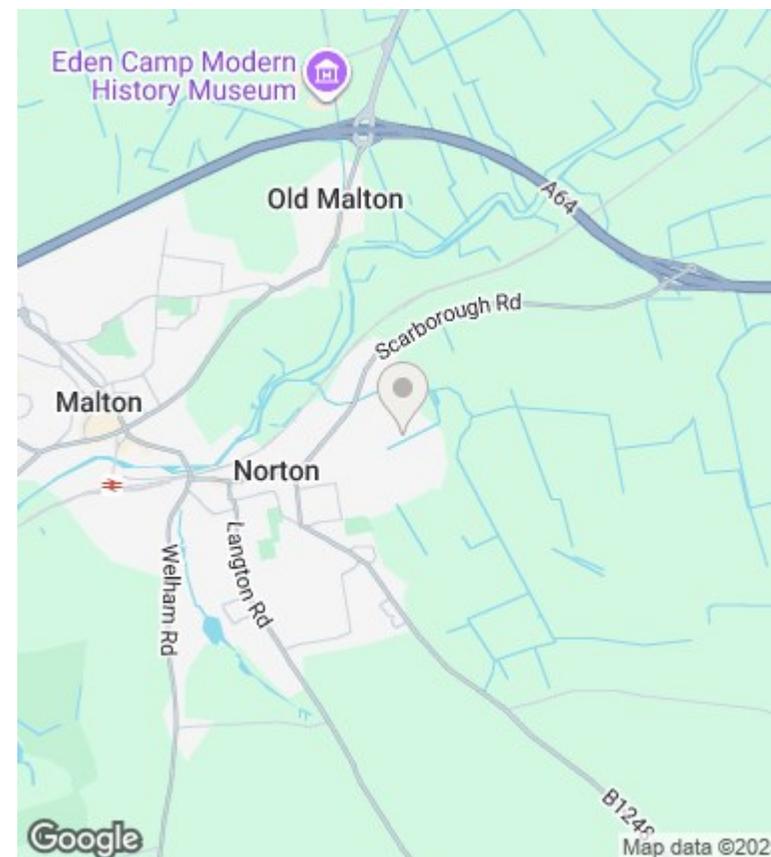
Approximate Gross Internal Area 620 sq ft - 58 sq m



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

## 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>                            | 81                      | 81        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |