



54 Milton Avenue
, YO17 7LB

£725 Per Calendar Month



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, Malton, YO17 7LB

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54, Milton Avenue is a well presented, spacious two bedroom semi-detached property located in this popular area of Malton. Ideally located close to two junior schools and within walking distance of Malton town centre. Well positioned on a generous corner plot, the property briefly consists of entrance hall, sitting room, kitchen with walk in pantry and rear study/utility room. To the first floor there are two double bedrooms and a newly fitted family bathroom. Externally the property offers a single garage with driveway parking and front and rear lawned gardens. Available from early June on a long term let.

- Two double bedroom semi-detached property
- Study/Utility room
- Off-street parking
- Available early June
- Newly decorated and carpeted throughout
- Mature garden to front and rear
- UPVC double glazing throughout
- Newly fitted family bathroom
- Detached single garage
- Ideal central Malton location

Entrance Hall

UPVC front door, stairs to the first floor and electric 'Kyros' heater.

Sitting Room

15 x 11'9 max (4.57m x 3.58m max)

UPVC double glazed front aspect window, two electric storage heaters, telephone and TV point.

Kitchen

12'3 x 7'2 (3.73m x 2.18m)

UPVC double glazed front aspect window, range of wall and base units, sink and drainer unit, electric oven with extractor hood over, part tiled walls and electric storage heater. Walk in pantry and understairs cupboard.

Rear Porch

7'4 x 3'5 (2.24m x 1.04m)

UPVC double glazed side aspect door.

Study/Utility Room

5'6 x 7'10 (1.68m x 2.39m)

UPVC double glazed side aspect window.

First Floor Landing

UPVC double glazed rear aspect window.

Bedroom One

11'10 x 11 max (3.61m x 3.35m max)

UPVC double glazed front aspect window, electric storage heater, airing cupboard and storage cupboard.

Bedroom Two

11'5 x 10'6 max (3.48m x 3.20m max)

UPVC double glazed front aspect window, electric storage heater.

Bathroom

5'7 x 7'3 (1.70m x 2.21m)

UPVC double glazed rear aspect window, newly fitted suite with panel bath with electric shower and screen, pedestal wash basin with splash back, low flush WC, extractor fan and electric storage heater.

Exterior

Sat on a generous corner plot with gardens to the front and enclosed rear garden with driveway parking. Well stocked borders, mature hedge and lawn area.

Detached Garage

Up and over door and side window.

Services

Mains connected to water, drainage and electric. Storage heaters for the radiators and electric emersion heater for the water.

Council Tax Band B

Location

Malton is a charming market town with independent stores, and a popular local market. There is a train station offering good commuter links to York and Scarborough.

Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



Road Map



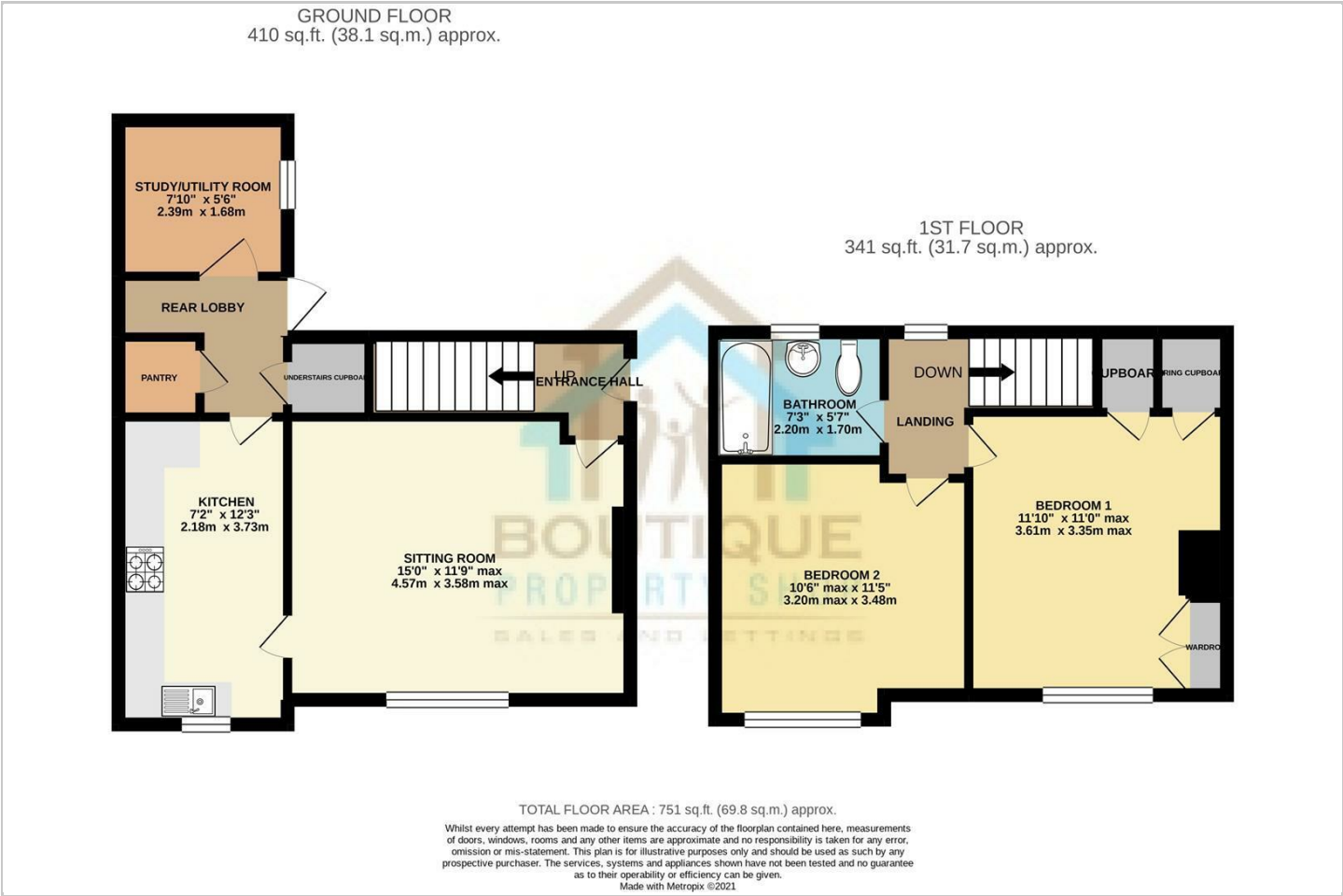
Hybrid Map



Terrain Map



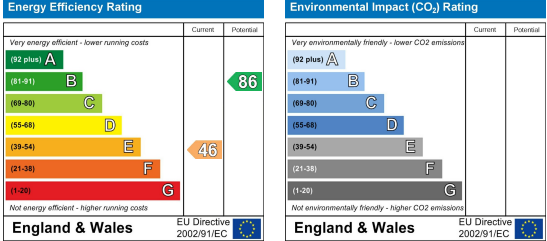
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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