



## 20 Ashfield Avenue , YO17 7LE

£850 Per Calendar Month



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, Malton, YO17 7LE

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Welcome to this newly refurbished two-bedroom end town house located on Ashfield Avenue in the charming town of Malton. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals seeking a long-term rental. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two well-proportioned bedrooms, ensuring ample space for rest and privacy. The shower room is thoughtfully designed, catering to all your daily needs. One of the standout features of this property is the lovely sized garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property boasts a detached garage, providing secure parking for one vehicle and extra storage space. Conveniently situated, this home is close to local schools and amenities, making it an excellent choice for families with children or anyone who values easy access to essential services. This charming house is available to let on a long-term basis, offering a fantastic opportunity to settle into a welcoming community. Do not miss the chance to make this lovely property your new home.

- Fantastic two bedroom family home to let on a long term basis
- Newly refurbished throughout with modern kitchen and shower room
- Lovely sized garden
- Detached garage and plenty of parking
- Close to local schooling and amenities

## Entrance Hall

Composite door to the front aspect, window, stairs and storage cupboard.

## Sitting Room

With UPVC window to the front aspect, double doors to the rear garden, two radiators, TV point and coving to ceiling. USB plug sockets.

## Kitchen

Newly fitted wall and base units with ceramic sink unit, plumbing for washing machine, double 'zanussi' oven and gas hob, radiator, UPVC window to the rear and door to the side aspect. Coving to the ceiling and walk in pantry with electric socket.

## First Floor Landing

Airing cupboard housing the 'combi' gas Ideal boiler. UPVC window to the side aspect.

## Bedroom One

Two UPVC windows to the front aspect and radiator.

## Bedroom Two

UPVC window to the rear aspect and radiator.

## Shower Room

Newly fitted with large walk in shower with rainfall head and additional attachment. Low flush WC, vanity hand wash basin and mermaid splashback. UPVC window to the rear aspect and chrome ladder heated towel rail.

## Exterior

The front of the property offers a large gravel frontage with pathway and plenty of parking. There is a single detached garage with up and over door. To the rear is a good sized lawned garden with fencing and hardstanding.

## Council Tax Band B

## Malton

Malton is a charming market town with independent stores, and a popular local market. There is a train

station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.

### Services

Mains gas, electric, water and drainage.



## Road Map



## Hybrid Map



## Terrain Map



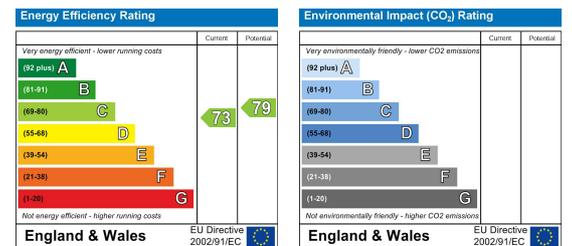
## Floor Plan



## 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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