



## 27 Ashfield Avenue , YO17 7LE

Offers Over £110,000



# 27 Ashfield Avenue

, Malton, YO17 7LE

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Welcome to this newly refurbished first floor apartment located at the end of the cul de sac on Ashfield Avenue in Malton. This charming property boasts two spacious double bedrooms, making it an ideal choice for first-time buyers or savvy investors looking to expand their portfolio. The apartment has been thoughtfully updated, ensuring a modern and comfortable living space that is ready for you to move in without delay. With no onward chain, you can enjoy a smooth and hassle-free purchasing process, allowing you to settle into your new home with ease. This is a rare opportunity to acquire a property in a sought-after area, where convenience and community spirit thrive. Malton is known for its vibrant market town atmosphere, offering a variety of local shops, cafes, and amenities just a stone's throw away. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this apartment on Ashfield Avenue presents an excellent opportunity that should not be missed. We invite you to come and view this delightful home and discover all that it has to offer.

- A newly decorated and spacious two bedroom first floor apartment
- Perfect for first time buyer or investor
- A rare opportunity!
- Situated in a quiet cul de sac position
- Enclosed side yard area with storage
- NO ONWARD CHAIN
- Newly fitted kitchen and bathroom with new flooring throughout

## Entrance

Private entrance with UPVC door and stairs. Steps to:

## Inner Hall

Loft hatch and doors to all rooms.

## Kitchen

Newly fitted kitchen with wall and base units, plumbing for washer, gas cooker point, extractor hood, gas 'combi' boiler, stainless steel sink and drainer, UPVC windows to the rear and side aspects.

## Bathroom

Newly fitted bathroom with panel bath with shower over bath, shower screen, low flush WC, UPVC window to the rear aspect, heated chrome ladder towel rail, part tiled walls.

## Sitting Room / Diner

A lovely spacious room with gas fire, TV point, two UPVC windows to the front aspect, space for dining table and two radiators.

## Bedroom One

Spacious double room with UPVC window to the rear aspect, radiator, cupboard.

## Bedroom Two

Double room with radiator, UPVC window to the front aspect and storage cupboard.

## Exterior

Outbuilding and Storage with small gated yard area. The neighbour has a right of way over to the rear garden.

## Services

Mains connected to water, electric, drainage and water.

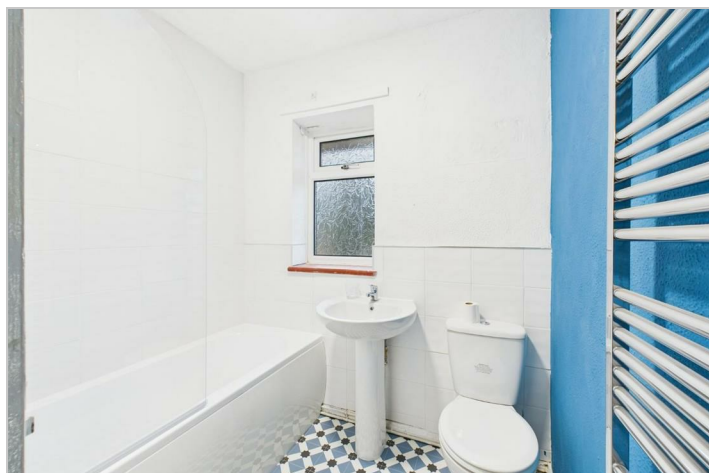
The property is leasehold on a 99 year lease with a monthly service charge payable to North Yorkshire Council of around £22.50. There is also a small annual ground rent paid yearly. (This information needs to be confirmed prior to purchase)

Tel: 07515763622



## 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.



Road Map



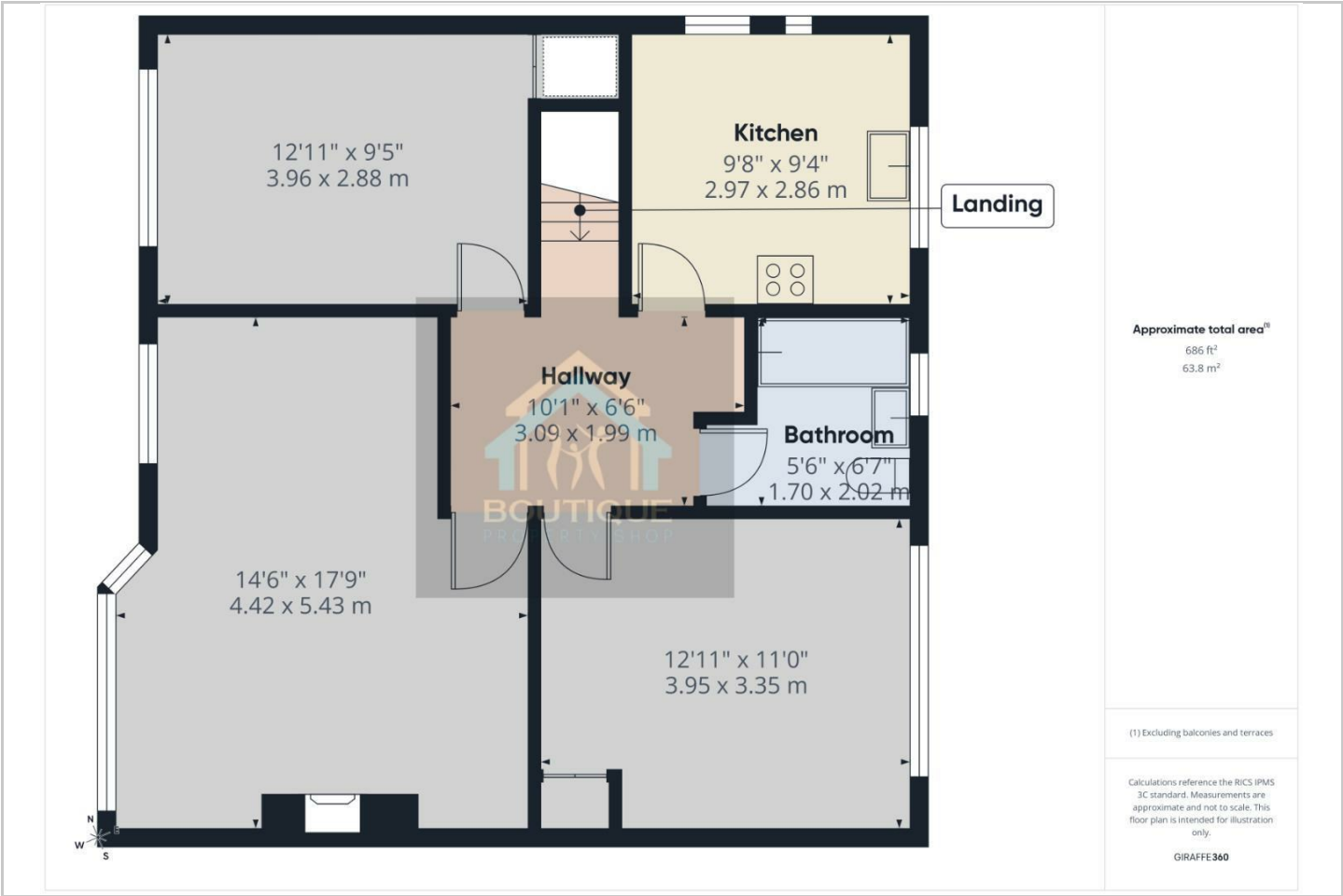
Hybrid Map



Terrain Map



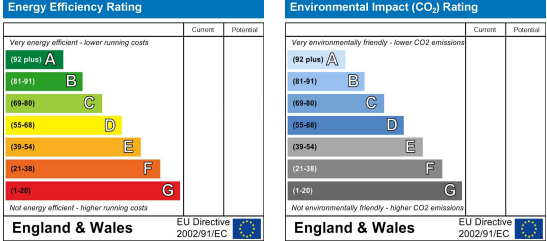
Floor Plan



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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