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28 Birch Avenue

, YO17 7BY

Offers Over £220,000

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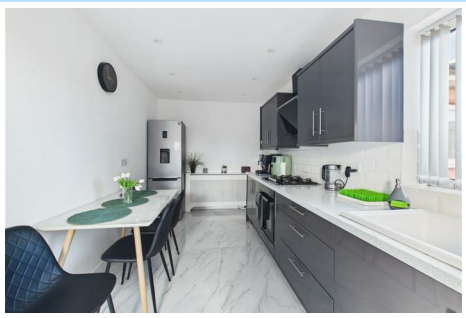


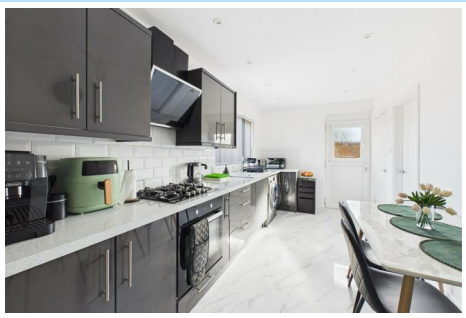


28 Birch Avenue

, Malton, YO17 7BY

Offers Over £220,000







Positioned on the corner of Birch Avenue in the charming town of Malton, this delightful three-bedroom house offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a stunning modern interior that showcases exquisite porcelain tiled flooring in both the kitchen and bathroom, providing a sleek and stylish finish. The property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet family evenings. The ground floor also features a well-appointed bathroom, ensuring ease of access for residents and visitors alike. The master bedroom is a true retreat, complete with an en-suite bathroom that adds a touch of luxury to your daily routine.

With two additional bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The property includes a garage, providing ample storage and convenience. Situated close to local schools and amenities, this house is ideally located for families and professionals alike. Whether you are looking to enjoy the vibrant community of Malton or simply relax in your modern abode, this property is sure to impress. Don't miss the opportunity to make this stunning house your new home.

- Modern interior ad presented beautifully throughout
- Master bedroom with en-suite
- NO ONWARD CHAIN
- Dining Kitchen with porcelain tiled flooring
- Garage and secure, private gardens
- Ground Floor Bathroom
- Close to local primary schools and amenities

Entrance Hall
Laminated flooring, UPVC door to the front aspect, radiator.

Sitting Room
Laminated flooring, TV point, electric fire point, radiator, UPVC window to the front aspect, telephone point.

Dining Kitchen
High gloss wash and basin units, plumbing washer, ceramic sink and drainer unit, mixer tap, porcelain tiled flooring, part tiled walls, understairs storage cupboard, radiator, spotlights, UPVC window to the rear aspect and door to side aspect. Gas hob and electric oven with extractor hood.

Space for dryer - UPVC window to the side aspect.

Ground Floor Bathroom
Chrome heated towel rail, panel bath with waterfall tap, rainfall shower with additional attachment and shower screen. Vanity sink unit with storage beneath, low flush WC, porcelain tiled flooring, fully tiled walls, extractor fan, spotlights and UPVC window to the side aspect.

First Floor Landing
UPVC window to the side aspect, loft access.

Master Bedroom
UPVC window to the front aspect, radiator.

En-Suite
Shower cubicle, low flush WC, pedestal hand wash basin, extractor fan, splashback, cupboard housing gas boiler. (2021)

Bedroom Two
UPVC window to the rear aspect, radiator.

Bedroom Three
UPVC window to the rear aspect, radiator.

Exterior
Shale, low maintenance fenced garden to front.

Garage
Detached. Up and over door.

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.

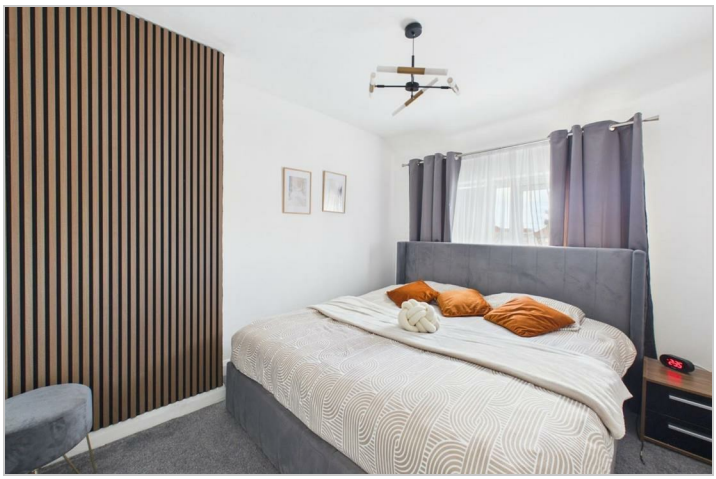
Tel: 07515763622

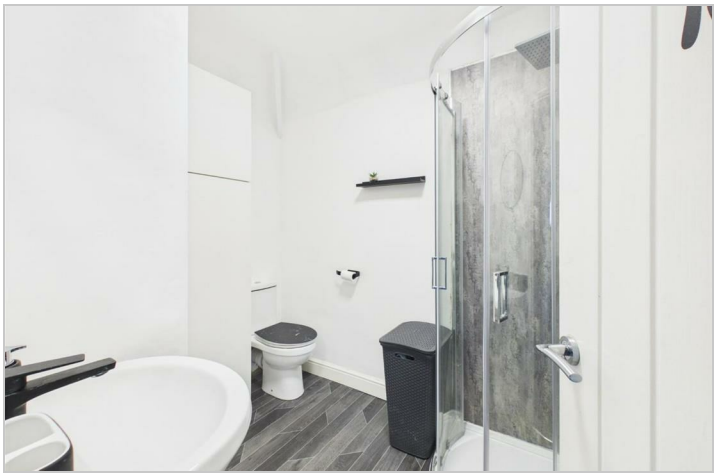
AML Checks

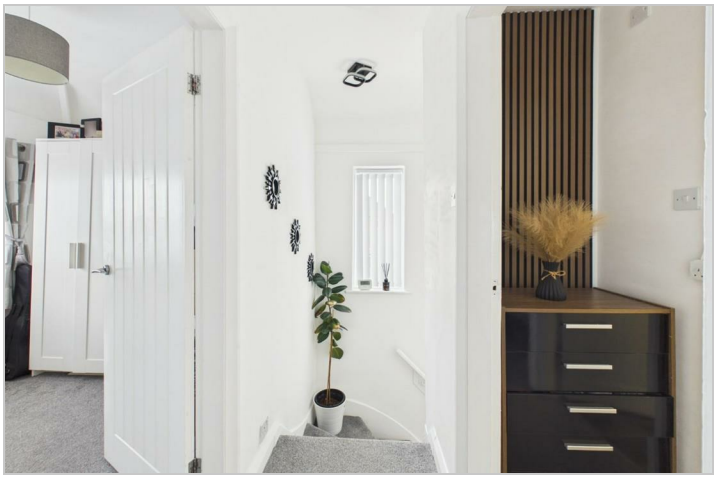
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.

Council Tax Band B





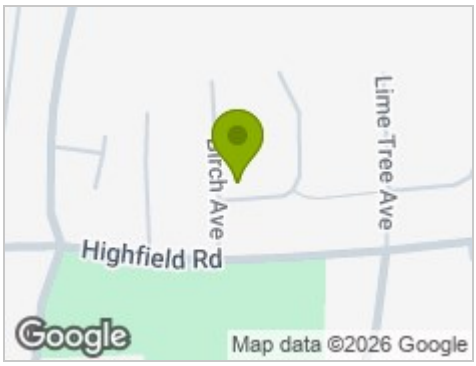








Road Map



Hybrid Map



Terrain Map



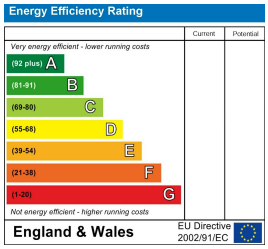
Floor Plan

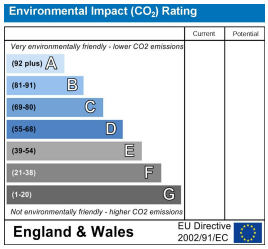


Viewing

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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