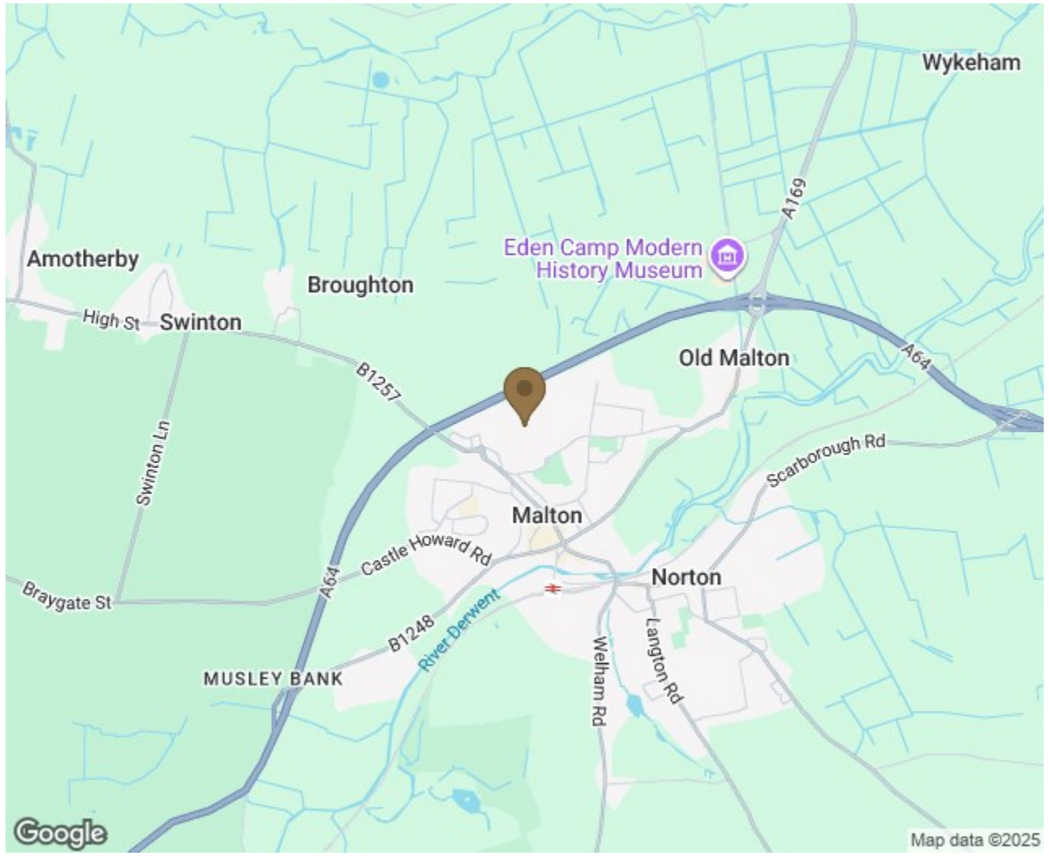
WILLOWGREEN

ESTATE AGENTS



2, Blackthorn Avenue, Malton, North Yorkshire, YO17 7PQ
Guide price £350,000

Welcome to 2 Blackthorn Avenue, a beautifully maintained four-bedroom detached home on the sought-after Linden Homes "Blackthorn Avenue" development in Malton. Offered with no onward chain and still under its NHBC warranty until 2029, this property combines modern comfort, stylish interiors, and a desirable location in one of North Yorkshire's most popular market towns.

Enjoying an excellent position within the development, the house overlooks a peaceful green to the front, adding to its kerb appeal and sense of space.

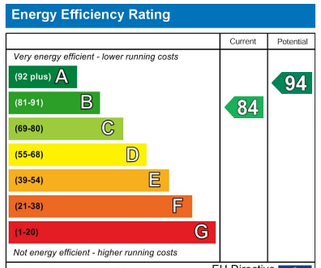
Inside, the entrance hallway leads to a light-filled sitting room at the front of the home, while to the rear you'll find a superb open-plan kitchen and dining area, complete with integrated appliances, modern wall and base units, and French doors opening directly to the south-facing garden — perfect for entertaining or relaxing in the evening sun.

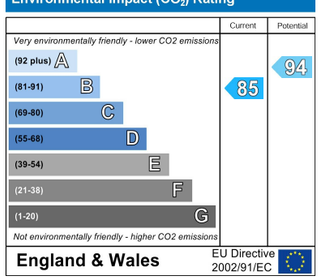
Upstairs, there are four generous double bedrooms, including a master suite with en-suite shower room, along with a stylish house bathroom. The layout offers great flexibility for families, home working, or guests.

The south-facing rear garden is a true highlight of the home — thoughtfully landscaped with a sunny flagged patio, shaded pergola adorned with honeysuckle and passionflower, and a well-kept lawn. The garden also boasts established fruit trees currently bearing pears, nectarines, figs, and redcurrants — a perfect mix of beauty and productivity.

Additional features include an enclosed and low-maintenance garden, a detached garage, and a multi-car driveway for easy off-street parking.

With its combination of modern finishes, strong warranty cover, standout garden, and fantastic position on this sought-after estate, 2 Blackthorn Avenue is a rare find. Viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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LOCATION
Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

ENTRANCE HALLWAY
Door to front, storage cupboard, radiator.

GUEST CLOAKROOM
Window to front aspect, tiled flooring, low flush WC, wash hand basin with pedestal.

SITTING ROOM
Window to front aspect, radiator, power points.

KITCHEN
Integrated fridge freezer, new dishwasher, French doors leading into south facing patio. Window to rear aspect, a range of wall and base units with roll top work surfaces.

FIRST FLOOR LANDING
Airing cupboard, loft access.

MASTER BEDROOM
Window to front aspect, radiator, power points.

MASTER EN-SUITE
Low flush WC, wash hand basin, enclosed shower, extractor fan.

BEDROOM TWO
Window to rear aspect, radiator, power points.

BEDROOM THREE
Window, radiator, power points. Aspect to rear.

BEDROOM FOUR
Window to front aspect, radiator, power points.

HOUSE BATHROOM
Window to side aspect, tiled flooring, low flush WC, wash hand basin with pedestal, panel enclosed bath with mixer taps and shower attachment, part tiled walls, radiator.

GARDEN
Featuring a sunny, south-facing flagged patio and a shaded pergola, the garden offers the perfect balance of open and sheltered spaces for outdoor living. A neatly lawned area adds greenery, while mature fruit trees, including pear, nectarine, fig, and redcurrant, provide both beauty and seasonal produce. The pergola is adorned with established passionflower and honeysuckle, creating a fragrant and tranquil retreat.

FRONT LAWN
Small lawn, lavender bed and established eucalyptus tree

GARAGE
Up and over door and equipped with power.

TENURE
Freehold

COUNCIL TAX BAND D

EPC RATING B

SERVICES
Mains heating, hot water and drainage.

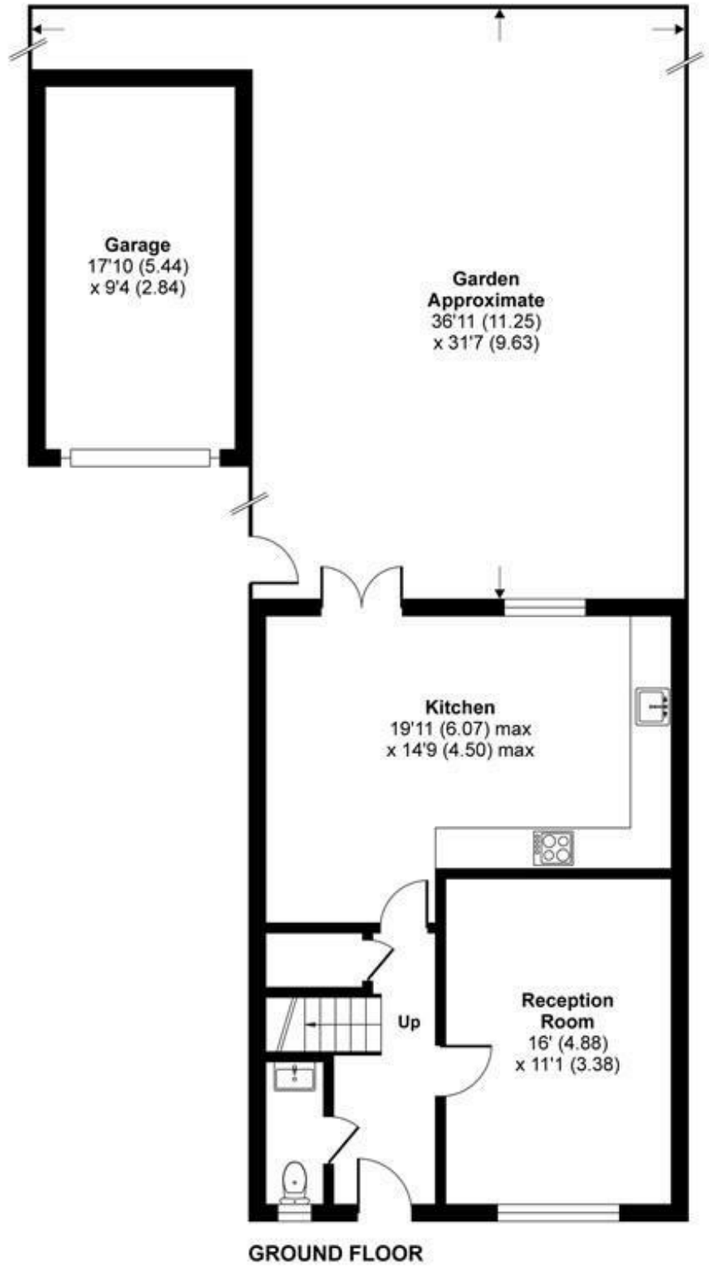
ESTATE CHARGE
latest bill £95.11 for the 6 months from Oct 2025 to April 2026.

VIEW
The house enjoys a peaceful outlook over a small local green to the front, adding to its sense of space and quiet charm.

Blackthorn Avenue, Malton, YO17

Approximate Area = 1318 sq ft / 122 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Willowgreen Estate Agents. REF: 779318