

**19, Clover Avenue, Malton, YO17 7PP**  
**£365,000**

19 Clover Avenue is a beautifully presented four-bedroom detached home on the sought-after Linden Homes development.

The property offers contemporary family living with spacious, well-appointed accommodation throughout. This stylish four-bedroom detached property is perfect for modern lifestyles, with generous living spaces, quality finishes, and a delightful rear garden ideal for entertaining.

On the ground floor, the entrance leads to a welcoming living room, and a light-filled kitchen/dining room that spans the rear of the property. The kitchen is beautifully designed with integrated appliances including a fridge/freezer, gas hob, and oven, and opens out through French doors onto the garden—perfect for indoor-outdoor living. The kitchen also leads into a utility and WC and a useful store-room leads through to the garage.

Upstairs, the property boasts four well-sized double bedrooms. Two of the rooms feature fitted mirrored wardrobes, while the master bedroom benefits from a smart en-suite shower room with a fully tiled walk-in shower. A family bathroom completes the first-floor accommodation with a shower-bath.

The rear south facing garden is fully enclosed and offers a fantastic space for relaxing or hosting, with a patio area, large lawn, and raised beds providing year-round interest. To the front of the property are three private parking spaces and garage with electric roller door, ensuring ample storage and convenience.



Energy Efficiency Rating	
Current	Potential
83	94

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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.

**LIVING ROOM**

11'1" x 15'2" (3.40 x 4.64)

**KITCHEN**

18'8" x 9'1" (5.69 x 2.78)

**UTILITY ROOM**

5'10" x 5'8" (1.78 x 1.74)

**WC**

5'9" x 3'1" (1.77 x 0.95)

**STORAGE ROOM**

9'9" x 7'8" (2.99 x 2.35)

**BATHROOM**

6'4" x 7'1" (1.94 x 2.18)

**LANDING**

11'5" x 3'4" (3.50 x 1.02)

**EN-SUITE**

6'1" x 7'0" (1.87 x 2.15)

**BEDROOM ONE**

11'1" x 9'7" (3.40 x 2.94)

**BEDROOM TWO**

11'10" x 8'2" (3.62 x 2.50)

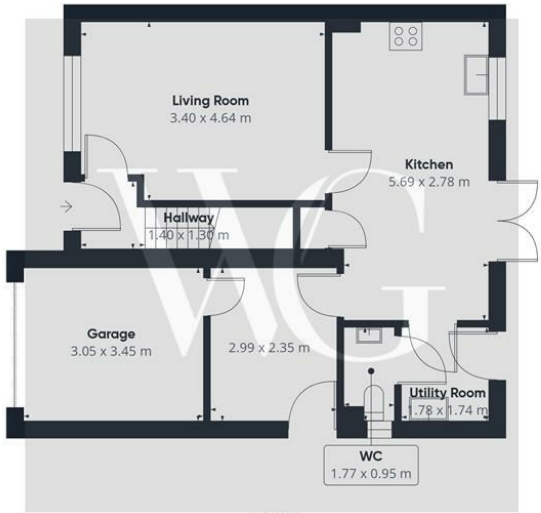
**BEDROOM THREE**

10'4" x 8'2" (3.16 x 2.51)

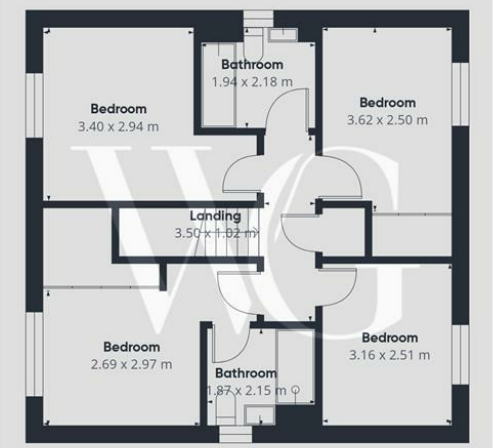
**BEDROOM FOUR**

8'9" x 9'8" (2.69 x 2.97)

**GARDEN**



Floor 1



Floor 2

WG

Approximate total area<sup>1)</sup>  
113 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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