



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



6, Blackthorn Avenue, Malton, North Yorkshire, YO17 7PQ Offers over £380,000

6 Blackthorn Avenue is a beautifully presented, four double bedroom home, located on this spacious plot on the Linden Homes development in Malton.

This well laid out home comprises; entrance hallway, guest cloakroom, spacious sitting room with double doors off the hallway, open plan kitchen/dining room with French doors onto garden. To the first floor there is a feature gallery landing, a total of four double bedrooms, including a master bedroom with en-suite and house bathroom.

Outside, the property has a spacious south facing rear garden, there is a lawned front garden, garage and driveway parking for multiple vehicles. The property has recently been fitting with rear solar panels making this home extremely economical.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastline bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC RATING A



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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GROUND FLOOR ENTRANCE

LIVING ROOM

16'6" x 12'9" (5.05 x 3.89)
Bay window to front aspect, TV point, power points and radiator.

GUEST CLOAKROOM

KITCHEN/DINER

18'11" x 11'8" (5.79 x 3.58)
Window to rear aspect, French doors to rear leading to garden, range of wall and base units, integrated fridge/freezer, washer/dryer, sink, electric oven, gas hob, radiator and power points.

FIRST FLOOR LANDING

Window to front aspect, airing cupboard, loft access, power points and radiator.

BEDROOM ONE

13'3" x 12'9" (4.06 x 3.89)
Window to front aspect, radiator, power points.

EN-SUITE

Window to side aspect, shower, sink, WC and radiator.

BEDROOM TWO

11'10" x 10'2" (3.63 x 3.12)
Window to front aspect, radiator, power points.

BEDROOM THREE

14'2" x 12'2" (4.34 x 3.71)
Window to rear aspect, radiator, power points.

BEDROOM FOUR

12'5" x 10'2" (3.81 x 3.10)
Window to rear aspect, radiator, power points.

HOUSE BATHROOM

Window to rear aspect, panel enclosed bath, low flush WC, sink, radiator and bathroom mirror.

GARAGE/UTILITY

22'4" x 10'2" (6.83 x 3.10)
Up and over door, door to rear aspect, power and light, plumbing.

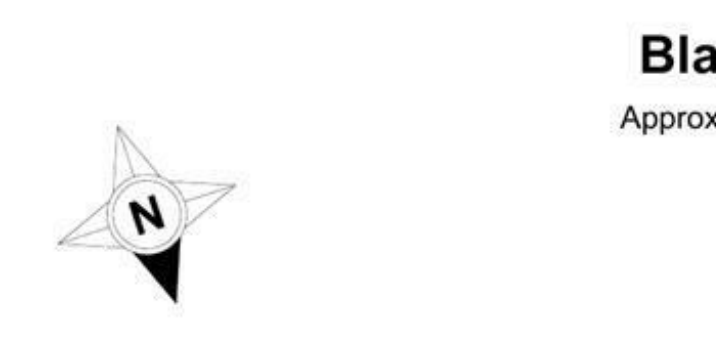
GARDEN

Enclosed garden to rear aspect with outside tap and light. To the front aspect there is a lawned grass area with range of plant and shrubs.

COUNCIL TAX BAND E

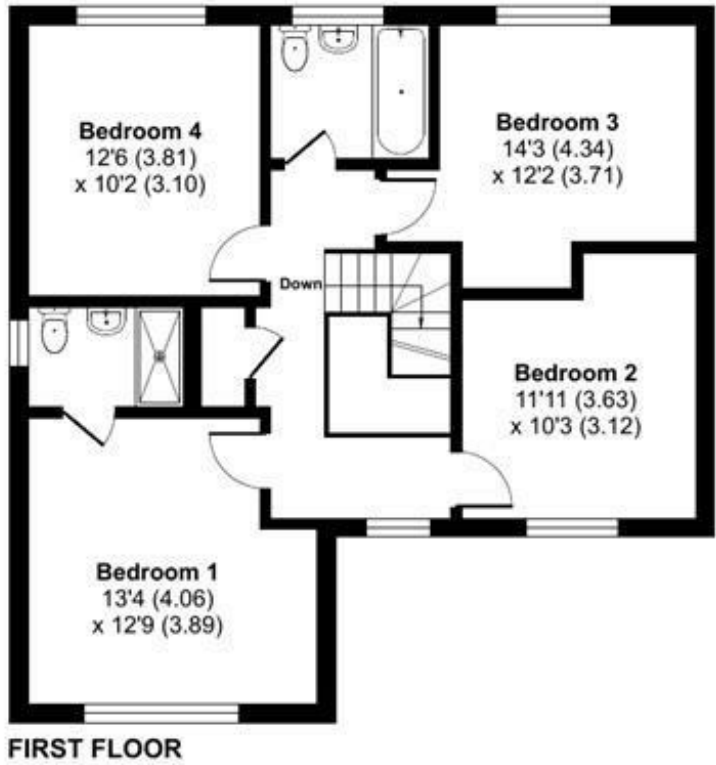
SERVICES

Mains drains, mains electric, mains gas.
SOLAR PANELS fitted by Solarfast in Sept 22. There is 14 panels supply two 3.3kw batteries. On a hot sunny days it produces 35KW of which 25kw has been exported to the grid. The current owners are currently supplng Octopus Energy and get a return between £20 and £30 per month during Spring months and expecting this to be significantly greater over summer months. All technical details and relevant paperwork is available to view.
The Copperfields Development pays a management company called First Port approx £78 every six months.



Blackthorn Avenue, Malton, YO17

Approximate Area = 1536 sq ft / 142.6 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023. Produced for Willowgreen Estate Agents. REF: 994764

