

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C	68	
(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

WILLOWGREEN
ESTATE AGENTS



**45, Ashfield Avenue, Malton,
North Yorkshire, YO17 7LE**

Guide price £195,000

Offered with no onward chain, 45 Ashfield Avenue is a well presented three bedroom family home located close to Malton town centre and within walking distance of popular local schooling. This lovely and well maintained property benefits from driveway parking and was fully renovated in 2017 with kitchen, bathroom, rewiring, plastering, carpets and decorating all to an exceptionally high standard.

This property briefly comprises; entrance hallway, sitting/dining room with feature fireplace and French doors onto garden, recently installed kitchen with integral Neff appliances, fully insulated utility/guest cloakroom. To the first floor are three bedrooms and newly fitted four piece bathroom suite.

Externally, to the front of the property is a driveway with parking, side gate leading to utility/cloakroom and enclosed low maintenance good sized garden with patio and Astro turf.

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC RATING D



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ENTRANCE HALL

Door to front aspect, window to front aspect, stairs to first floor landing, Cat5e network cabling from hall to living room and all bedrooms (wired connections, ready for internet television), power points, radiator

LIVING/DINING ROOM

20'2" x 11'3" (6.17 x 3.45)

Bay window to front aspect with new GRP roof on bay window installed May 2023, carpets, USB mains sockets, Cat5e network and coax aerial points, feature fireplace (included in the sale), radiator

Double glazed French doors to rear aspect (installed 2017, USB main sockets, Laminate flooring, radiator)

KITCHEN

13'10" x 7'10" (4.22 x 2.41)

Window to rear aspect, Shaker style kitchen wall and base units, Built-in Neff appliances; oven, ceramic hob and extractor hood, pull-out larder unit and corner storage system, stainless steel deep-bowl 1 1/2 sink, Laminate flooring, Under-counter gap in fitted units with cold water connection (ready for dishwasher), Space for fridge/freezer, Large under-stairs cupboard with consumer unit (meeting 18th Edition – newest IET regulations), radiator



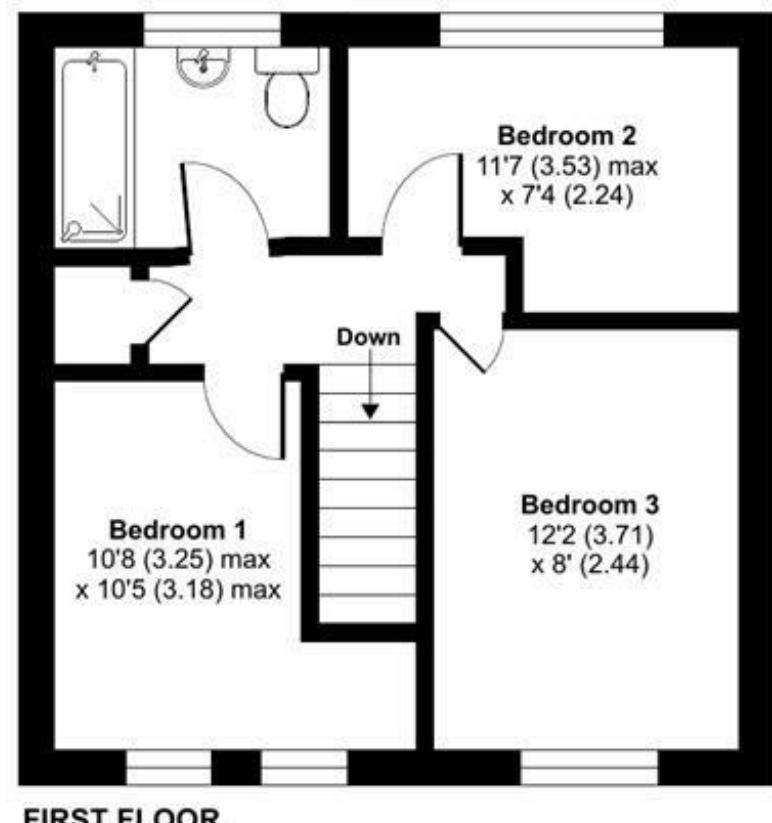
Ashfield Avenue, Malton, YO17

Approximate Area = 815 sq ft / 75.7 sq m

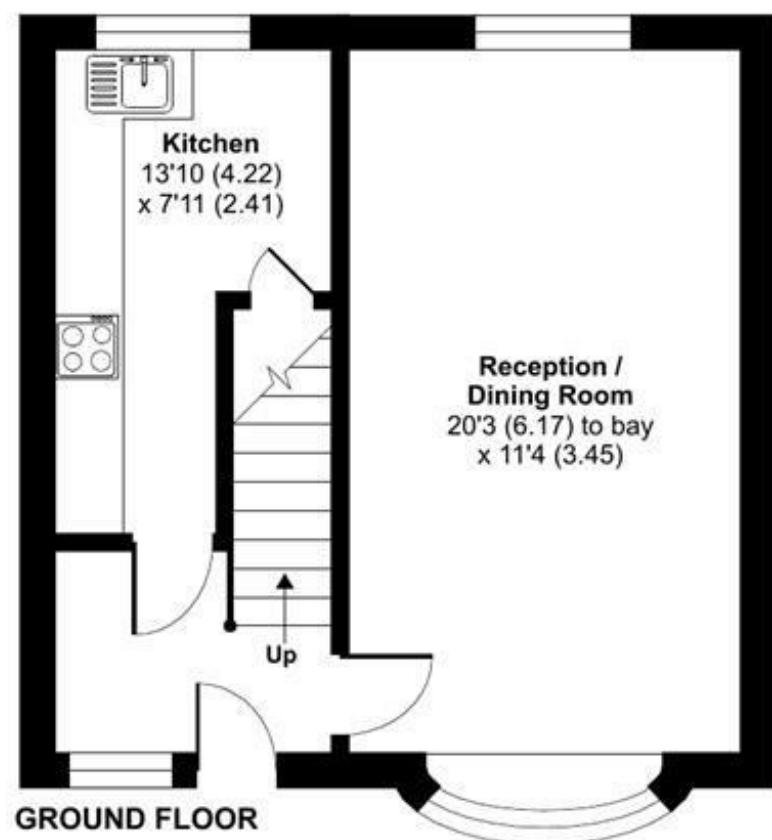
Outbuilding = 62 sq ft / 5.7 sq m

Total = 877 sq ft / 81.4 sq m

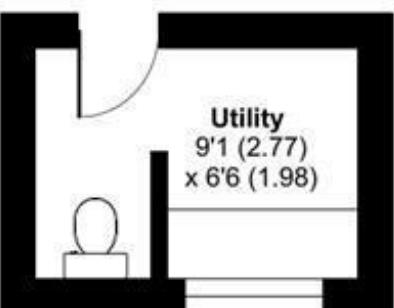
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



RICS



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Willowgreen Estate Agents. REF: 1000655

