

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	68	83
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO2 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 CO2 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](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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England and Wales VAT Reg. No 934616515



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# 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





**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.

**FIRST FLOOR LANDING**  
Airing cupboard, power points

**BEDROOM ONE**  
10'7" x 10'5" (3.25 x 3.18)  
Windows to front aspect, USB 13A electrical sockets, Cat5e network socket, Coax aerial point, radiator.

**BEDROOM TWO**  
11'6" x 7'4" (3.53 x 2.24)  
Window to front aspect, USB 13A electrical sockets, Cat5e network socket, Coax aerial point, radiator

**BEDROOM THREE**  
12'2" x 8'0" (3.71 x 2.44)  
Window to rear aspect, USB 13A electrical sockets, Cat5e network socket, Coax aerial point, radiator

**BATHROOM**  
Window to rear aspect, 8.5kW electric shower, installed in 2022, extra deep bath with mixer taps and glass shower screen, fitted bathroom cabinets including:  
- recessed basin with mixer tap  
- toilet with push button and concealed cistern

Mirror included in sale. heated chrome towel rail

**UTILITY ROOM**  
9'1" x 6'5" (2.77 x 1.98)  
Insulated  
Mains water with toilet  
13A electric sockets  
Worktop  
Double glazed window  
Water and 13A electrical sockets are ready for appliances (washing machine, tumble dryer, fridge/freezer)

**GARDEN**  
Secure rear garden with side gate and fencing, low maintenance astro-turf, patio area, outside tap, Waterproof roof/canopy (from back door to lockable outside utility room/storeroom).

**PARKING**  
Gravelled parking to front of the property.

**SERVICES**  
Yorkshire Water are currently looking to upgrade the water mains to the property, plus all the others on Ashfield Avenue & Milton Avenue. The current supply is shared with No. 44 Ashfield Avenue and is currently a cast iron pipe. Their approved contractor has made contact with us and is looking to complete the upgrade to a larger, current specification supply pipe by the end of September 2023. They state that they guarantee the work on the new supply for 12 months from completion date.  
Combi Ideal boiler last tested April 2023 and installed 2018 (under warranty), Mains Gas, Mains Drains.

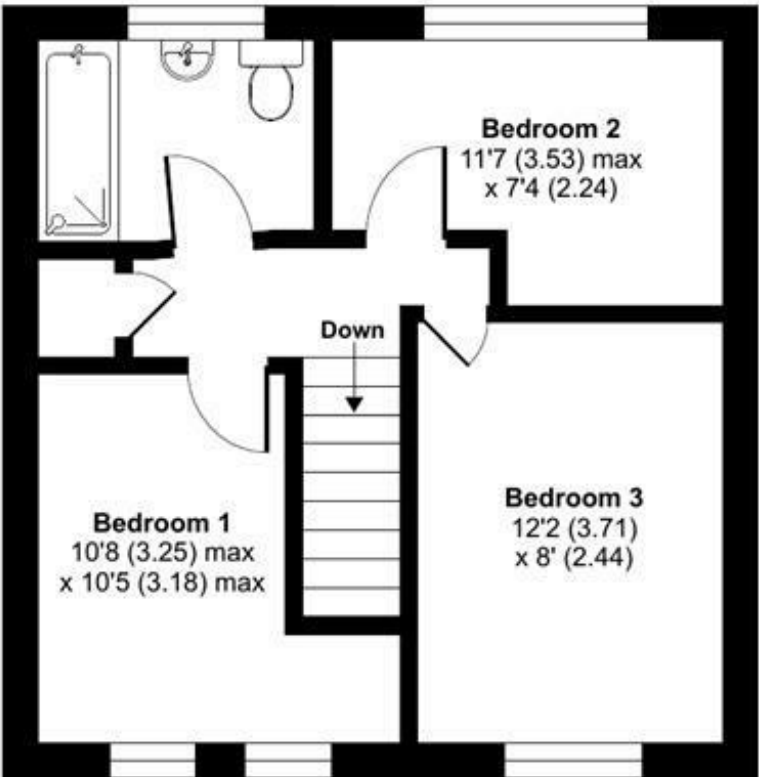
**ADDITIONAL INFORMATION**  
The property re wire in 2017 is to the highest specification including Cat5e network cabling from hall to living room and all bedrooms (wired connections, ready for internet television) and Coax TV aerial connections in living room and all bedrooms. Smoke detectors, All carpets curtains and blinds are included in the sale

**COUNCIL TAX BAND B**

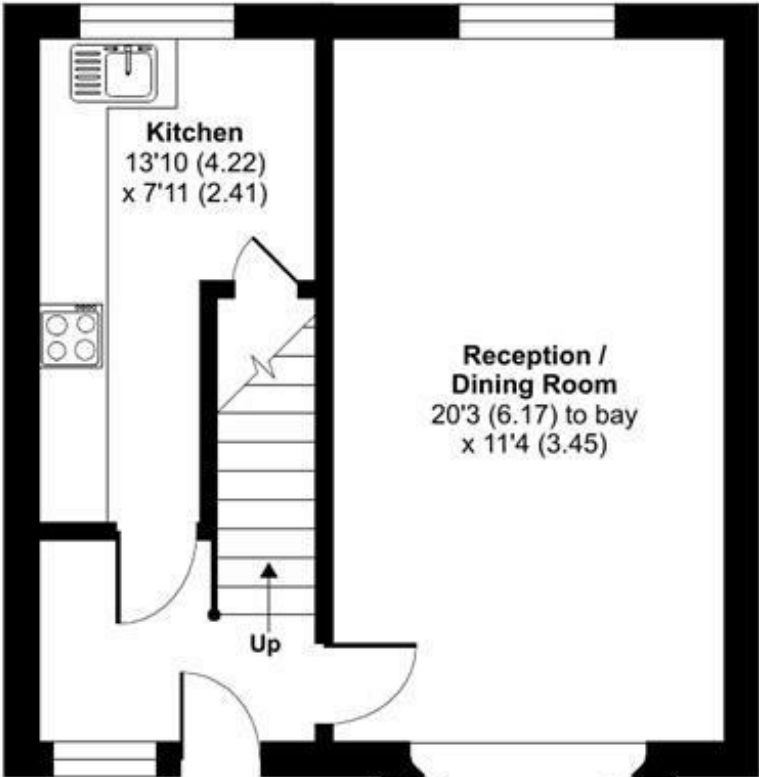


# Ashfield Avenue, Malton, YO17

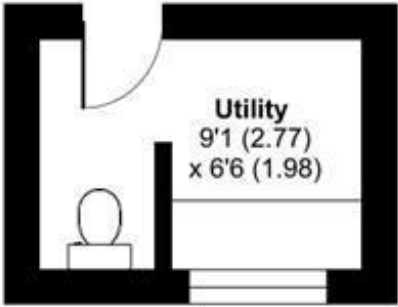
Approximate Area = 815 sq ft / 75.7 sq m  
Outbuilding = 62 sq ft / 5.7 sq m  
Total = 877 sq ft / 81.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

