



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


WILLOWGREEN
ESTATE AGENTS

2 Blackthorn Avenue, Malton, North Yorkshire YO17 7PQ

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 —

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

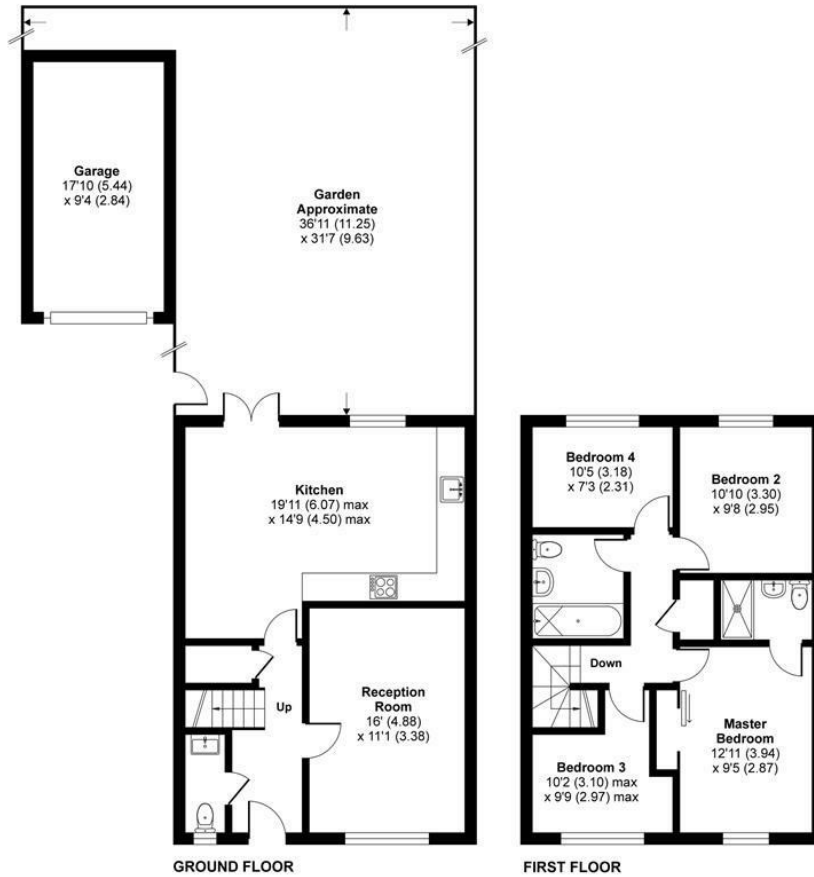
The house enjoys a peaceful outlook over a small local green to the front, adding to its sense of space and quiet charm.



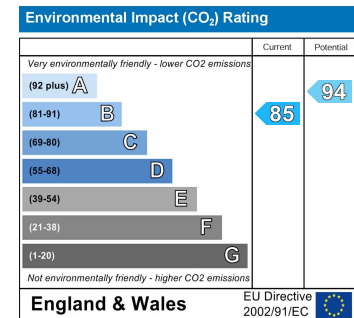
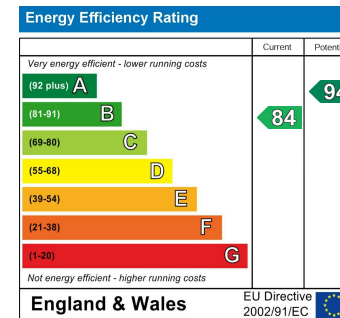
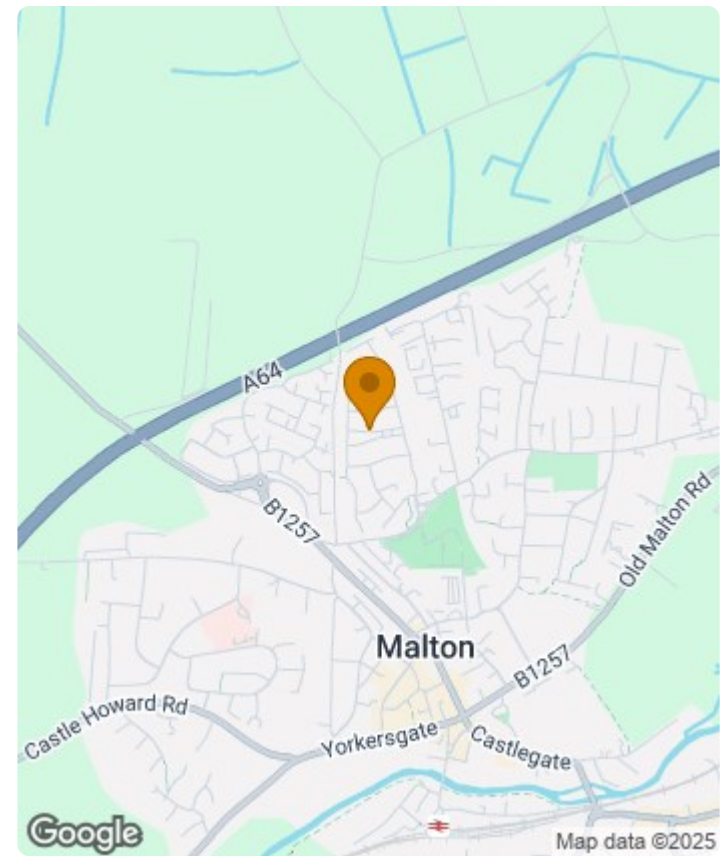
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Approximate Area = 1318 sq ft / 122 sq m (includes garage)

For identification only - Not to scale



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



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