



12, Ashfield Avenue, Malton, YO17 7LE
Guide price £215,000

12 Ashfield Avenue is a well-presented two-bedroom home offering bright, flexible living and a lovely garden, ideally placed in this popular residential setting.

On entering, a central hallway sets the tone for this welcoming home, with doors leading into the principal rooms and the staircase rising to the first floor. The sitting room is a generous and light-filled space, with sliding doors opening into the rear sunroom, a versatile area perfect for enjoying the garden views year-round.

The kitchen is well proportioned, fitted with integrated appliances and plenty of storage, and is complemented by a separate laundry room, keeping household tasks neatly tucked away.

Upstairs are two spacious double bedrooms, both offering excellent proportions and natural light. A centrally positioned family bathroom completes the first floor.

Outside, the rear garden enjoys a balance of paved patio and lawned areas, with two useful garden sheds providing additional storage. To the front of the property there is hardstanding parking, adding convenience.

12 Ashfield Avenue combines practicality with comfort, offering a great opportunity for first-time buyers, downsizers, or investors alike.



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

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	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	



LOCATION

Nestled on the banks of the River Derwent, Malton is a vibrant Georgian market town renowned for its culinary excellence and rich heritage. Celebrated as Yorkshire’s food capital, Malton boasts a delightful array of artisan food shops, independent boutiques, and acclaimed eateries, making it a haven for food enthusiasts and culture seekers alike.

The town's bustling Market Place hosts regular markets and the renowned Malton Food Lovers Festival, attracting visitors from far and wide. With a thriving community spirit, Malton offers a unique blend of traditional charm and modern amenities.

Excellent transport links, including a railway station with direct services to York and Scarborough, ensure easy connectivity.

Surrounded by the picturesque landscapes of the North York Moors and within easy reach of the Yorkshire coast, Malton provides an idyllic setting for both residents and visitors. Whether you're exploring its historic sites, indulging in gourmet delights, or enjoying the natural beauty, Malton offers a lifestyle that's both enriching and inviting.

ENTRANCE HALLWAY

5'2" x 5'0" (1.59 x 1.54)

KITCHEN

14'6" x 8'9" (4.44 x 2.68)

LOUNGE

20'0" x 9'6" (6.12 x 2.90)

SUNROOM

7'7" x 9'5" (2.32 x 2.88)

LAUNDRY ROOM

11'1" x 5'2" (3.40 x 1.60)

LANDING

5'6" x 6'8" (1.70 x 2.04)

BEDROOM ONE

9'11" x 15'5" (3.04 x 4.72)

BEDROOM TWO

9'11" x 11'7" (3.03 x 3.54)

BATHROOM

5'6" x 6'8" (1.69 x 2.05)

EXTERIOR

EPC RATING TBC

COUCIL TAX BAND B

