



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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



## 19, Rowan Avenue, Malton, Yorkshire, YO17 7DG Offers over £250,000

19 Rowan Avenue is a beautiful family home situated on this cul de sac location in Malton within walking distance to the town centre and local primary schools. This home has been extended and renovated in recent years by the current vendors.

In brief the property comprises; entrance porch, modern kitchen with door leading out to the garden, open plan lounge/dining area with feature log burner flowing onto the conservatory with French doors taking you to the rear garden. To the first floor there are three spacious bedrooms and a stylish house bathroom.

Externally, there is a rear enclosed garden with a range of plants, shrubs,, vegetable plot, patio area. To the front there is a low maintenance garden and driveway parking.

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 C





ENTRANCE PORCH

Tiled flooring, radiator.

KITCHEN

12'5" x 10'2" (3.81m x 3.12m)

Window to front and rear aspect, Velux window, door to rear leading to garden, tiled flooring, range of wall and base units, tiled splash back, integrated dishwasher, electric hob, electric oven, extractor fan, integrated fridge and freezer, space for washing machine and cupboard housing combi boiler.

INNER HALL/OFFICE

9'8" x 9'11" (2.96m x 3.03m )

Window to rear aspect, power points, storage cupboard.

OPEN LOUNGE/DINING AREA

Windows to front aspect, radiator, power points, feature fireplace with log burner and storage cupboard.

CONSERVATORY

Doors to side aspect leading to garden, wood style flooring.

FIRST FLOOR LANDING

Window to rear aspect.

HOUSE BATHROOM

Opaque window to rear aspect, fully tiled walls and floor, wall mounted towel radiator, low flush WC, wall hung sink, panel enclosed bath with mixer taps, fully tiled shower cubicle with power shower, spotlights and extractor fan.

BEDROOM ONE

Window to front aspect, power points, fitted wardrobe and radiator.

BEDROOM TWO

Window to front aspect, fitted cupboard, power points and radiator.

BEDROOM THREE

Window to rear aspect, built in cupboard, power points and radiator.

GARDEN

Mainly laid to lawn rear garden with range of plant and shrub borders with vegetable patch, patio seating area and garden shed.

TENURE

Freehold

SERVICES

Gas central heating, mains drainage and electric.

PARKING

Off street parking to the front aspect. Electric car charger.

ADDITIONAL INFORMATION

- Custom built blinds and shutters throughout,
- Fibre optic broadband

COUNCIL TAX BAND B

