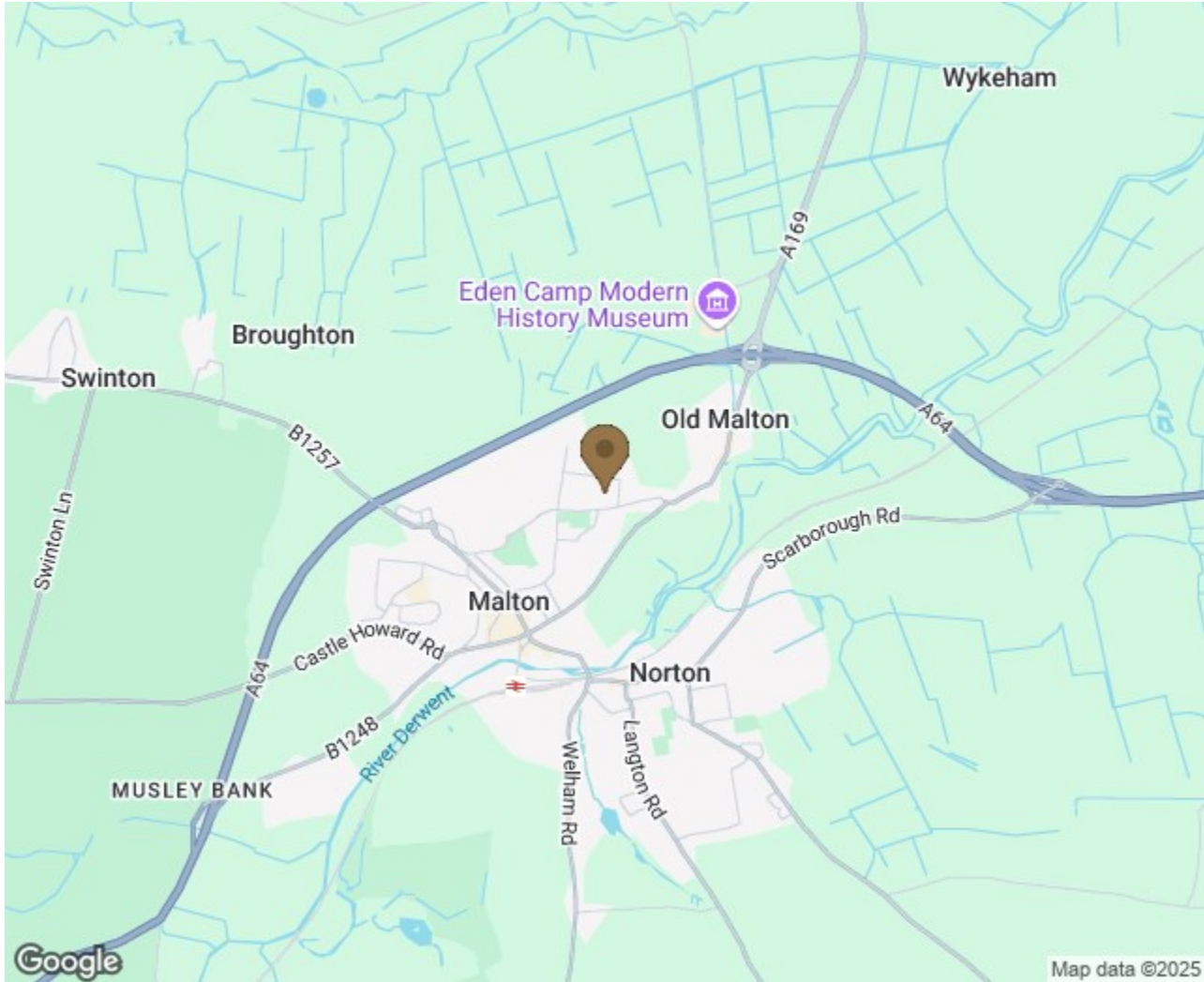




| Energy Efficiency Rating                                        |  | Current                                                                                                     | Potential     |
|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|---------------|
| Very energy efficient - lower running costs                     |  |                                                                                                             | <div>87</div> |
| (92 plus) A                                                     |  |                                                                                                             |               |
| (81-91) B                                                       |  |                                                                                                             |               |
| (69-80) C                                                       |  |                                                                                                             |               |
| (55-68) D                                                       |  |                                                                                                             |               |
| (39-54) E                                                       |  |                                                                                                             |               |
| (21-38) F                                                       |  |                                                                                                             |               |
| (1-20) G                                                        |  | <div>69</div>                                                                                               |               |
| Not energy efficient - higher running costs                     |  |                                                                                                             |               |
| England & Wales                                                 |  | EU Directive 2002/91/EC  |               |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                                                                                                             |               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                                                                                                     | Potential     |
| (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 <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



## 10, Chestnut Avenue, Malton, YO17 7DJ

### Guide price £215,000

This well-presented two-bedroom semi-detached bungalow is located on a corner plot in a peaceful cul-de-sac in Malton. The property features a welcoming entrance hall with built-in cloaks cupboards, a side entrance hall with additional storage and utility space, a spacious lounge, a dining kitchen, and and wet room.

Outside the property, to the front, a neatly landscaped gravel area with established shrubs and plants, A paved pathway provides a welcoming approach to the entrance. To the side, a well-kept lawn offering a lovely green space, Additional paved areas lead to a practical driveway with access to a garden shed and bin storage. Enclosed by fencing and mature greenery,

The bungalow is equipped with gas central heating, UPVC double glazing, and a contemporary kitchen and bathroom. This property is ideal for a single occupant or couple seeking a comfortable and low-maintenance home.

EPC RATING TBA



ENTRANCE HALLWAY

Power points, storage cupboards, telephone point.

KITCHEN/DINING ROOM

10'2" x 9'5" (3.11 x 2.88)  
Window to rear aspect, range of fitted wall and base units with work surfaces, tiled splashback, stainless steel sink and drainer unit, fitted electric oven and grill, undercounter fridge/freezer, plumbing for washer, electric hob with extractor over, power points, radiator, space for dining.

SITTING ROOM

10'2" x 14'8" (3.10 x 4.48)  
Window to front aspect, power points, electric fireplace TV point, radiator.

BEDROOM ONE

9'3" x 11'6" (2.83 x 3.53)  
Window to front aspect, power points, TV point, radiator.

BEDROOM TWO

7'2" x 11'8" (2.19 x 3.57)  
Window to front aspect, power points, radiator.

BATHROOM

Window to rear aspect, walk in wet room shower, low flush WC, hand wash basin with pedestal, radiator, extractor fan.

OUTSIDE

At the front, there’s a low-maintenance gravel area with several small, well-kept shrubs and plants. The gravel is bordered by a simple wooden gate and fence. A paved pathway leads directly to the front door and wraps around the house. To the side of the bungalow, there's a small, neat lawn with freshly mowed grass. Beyond the lawn, there's a paved driveway area leading to some bins and a shed.

SERVICES

Boiler and radiators, mains gas

EPC TBC

COUNCIL TAX BAND B

