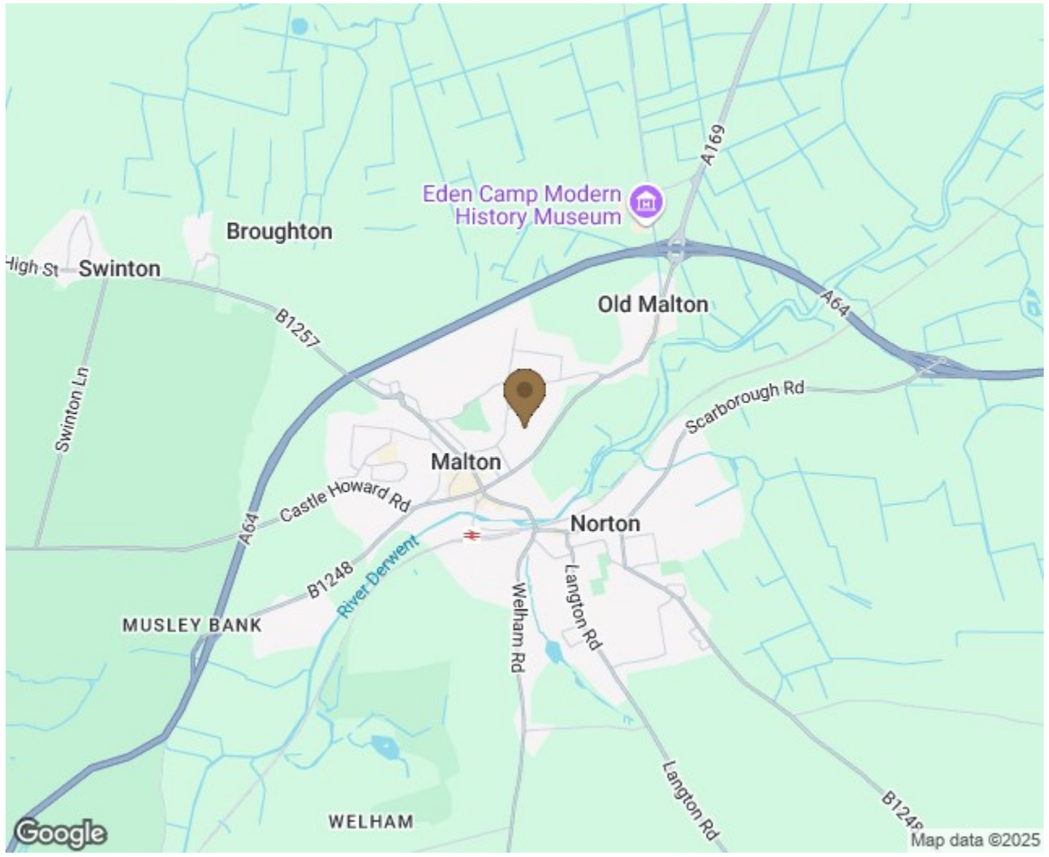
WILLOWGREEN

ESTATE AGENTS



19, Milton Avenue, Malton, North Yorkshire, YO17 7LD
Guide price £290,000

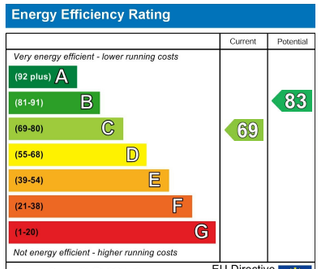
19 Milton Avenue is a three bedroom semi-detached home which has been fully renovated by the current owners to provide a country feel whilst incorporating a modern twist throughout.

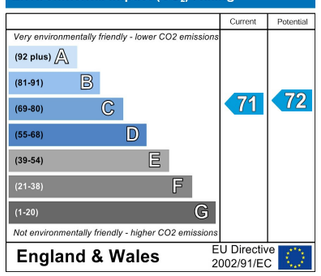
This property briefly comprises; side entrance hallway, sitting room with log burning stove, open-plan kitchen/dining area with breakfast bar, utility, dining room. To the first floor are three bedrooms and newly fitted four piece bathroom suite.

Externally, to the front of the property is a driveway with parking for multiple vehicles, side gate leading to the garage and enclosed good sized garden with a patio area and home gym.

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





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

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

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6-8 Market St, Malton, North Yorkshire YO17 7LY

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SIDE ENTRANCE HALLWAY
4'7" x 3'8" (1.41 x 1.12)
Door to side, stairs to first floor landing, boiler.

KITCHEN
9'1" x 15'1" (2.79 x 4.60)
Door to side, window to side aspect, tiled flooring, a range of wall and base units with wooden surfaces, tiled splashback, sink and drainer unit, double electric oven and hob, extractor fan, vertical radiator, breakfast bar, French doors to rear.

UTILITY ROOM

SITTING ROOM
14'9" x 11'10" (4.52 x 3.62)
Window to front aspect, log burning stove with rustic beam above, TV point, radiator, power points.

DINING AREA
7'3" x 12'9" (2.22 x 3.91)
Window to front aspect, wooden flooring, radiator, power points.

FIRST FLOOR LANDING
3'8" x 3'1" (1.13 x 0.96)
Window to rear aspect.

BEDROOM ONE
8'7" 12'0" (2.64 3.68)
Window to rear aspect, built in wardrobe, wall lights, radiator, power points, loft access.

BEDROOM TWO
10'11" x 11'10" (3.35 x 3.61)
Window to front aspect, radiator, power points.

BEDROOM THREE
11'4" x 10'6" (3.47 x 3.21)
Window to front aspect, radiator, power points.

BATHROOM
7'1" x 5'6" (2.18 x 1.70)
Part tiled walls, low flush WC, wash hand basin with pedestal, tiled enclosed bath with splashback, enclosed shower, wall hung mirrored unit, column radiator, panelling, spotlights, extractor fan.

GARDEN
To the front of the property there is a driveway with parking for multiple vehicles, side access leading to the garage and rear enclosed garden. To the rear there is a patio, a gravelled seating area with Pergola, freestanding steel shed used as a gym, laid to lawn, external tap.

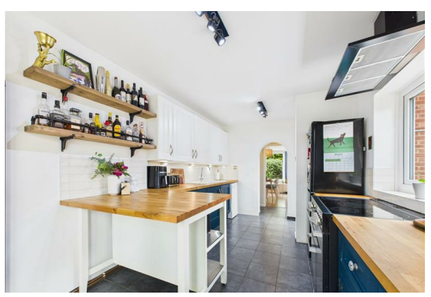
COUNCIL TAX BAND B

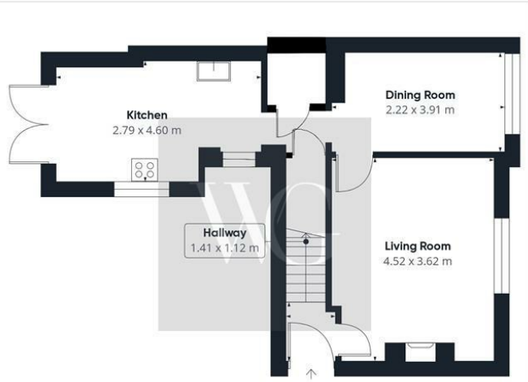
TENURE
Freehold.

SERVICES
Mains water, gas and drainage.

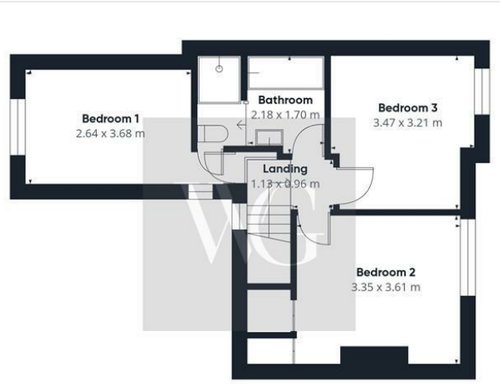
GARAGE
11'10" x 24'6" (3.63 x 7.49)
Brick built, wooden double doors, power and lighting.

GYM
11'2" x 11'2" (3.41 x 3.41)
Power and lighting.





Floor 1 Building 1



Floor 2 Building 1

Floor 1 Building 2

Floor 1 Building 3

Approximate total area(1)
115.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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