

Energy Efficiency Rating	
Current	Potential
66	84

Environmental Impact (CO ₂) Rating	
Current	Potential
62	70

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

**1, Chestnut Avenue, Malton,
Yorkshire, YO17 7DJ
Guide price £195,000**

This well presented two bedroom semi detached bungalow is set on a corner plot in a pleasant cul de sac location in Malton. The bungalow consists of two bedrooms, entrance hall with two built in cloaks cupboards, side entrance hall with store/utility, built in shelved cupboard, lounge, dining kitchen and modern bathroom with shower over. To the exterior lies a lawned front garden with hedging to the boundaries, there is a side gate to a paved area with double gates providing secure off-street parking. There is also a small garden area to the rear with mature fruit trees. The bungalow benefits from gas central heating, UPVC double glazing and modern kitchen and bathroom. Ideal for a single person or couple.

EPC Rating D



ENTRANCE HALL

Built in storage cupboard, two built in sliding cloakroom cupboards, radiator, telephone point, power points, UPVC front door and glazed door to side entrance.

LOUNGE

14'8 x 10'3 (4.47m x 3.12m)
UPVC window to the rear aspect, radiator, electric fireplace with marble hearth and wood surround, power points, TV point.

KITCHEN/DINER

9'6 x 10'4 (2.90m x 3.15m)
UPVC window to the front aspect, laminate flooring, range of shaker style wall and base units with tiled splashback, sink and drainer unit with mixer tap, built in electric double oven with gas hob, extractor hood and power points. Space for dining table and plumbing for washing machine.

BEDROOM ONE

9'2 x 11'7 (2.79m x 3.53m)
UPVC window to the rear aspect, coving, TV point and power points.

BEDROOM TWO

9'1 plus recess x 7'2 (2.77m plus recess x 2.18m)
UPVC window to the rear aspect, coving, radiator and power points.

BATHROOM

6'5 x 6'9 (1.96m x 2.06m)
UPVC opaque window to the front aspect, heated towel rail, tiled floor, panel enclosed bath with power shower over, low flush WC, wash hand basin with pedestal, halogen spotlights, fully tiled walls and extractor fan.

SIDE ENTRANCE HALL

With UPVC double glazed door to the side aspect, recess for additional fridge freezer and door to store/utility.

STORE/UTILITY

6'8 x 6'7 (2.03m x 2.01m)
With UPVC double glazed window to the side aspect. Light and power and space for tumble dryer/washer.

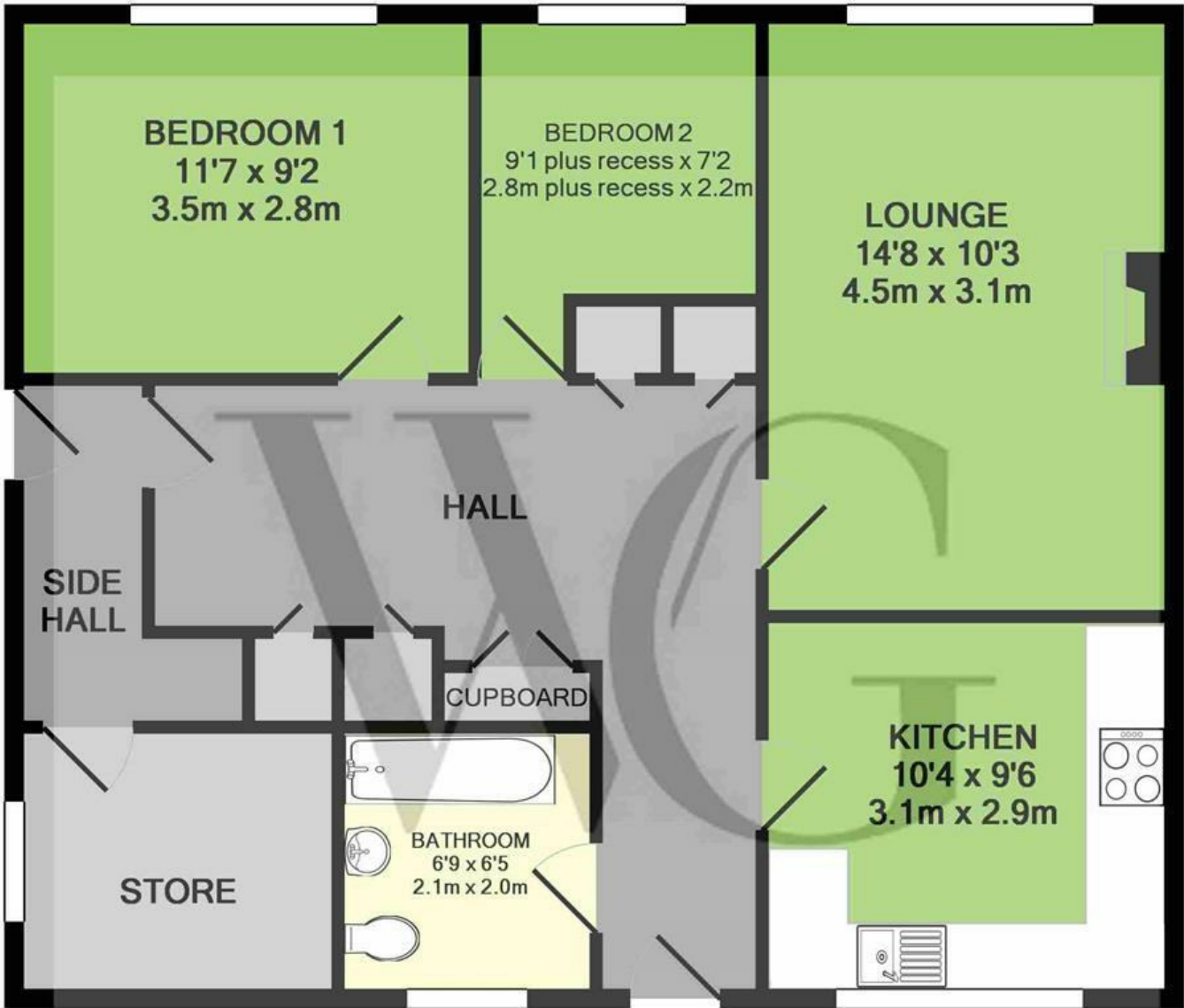
GARDEN

Mainly laid to lawn to the front, hedged and fenced with double gates to the off-street parking area. To the side the garden is mainly paved.

SERVICES

Boiler and radiators, mains gas

COUNCIL TAX BAND B



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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