

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	69
(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	

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



38, Cherry Avenue, Malton, North Yorkshire, YO17 7DE Guide price £195,000

Built in the 1930's, 38 Cherry Avenue is a well presented family home situated within walking distance to Malton town centre and local primary schools.

In brief the property comprises; entrance hall guest cloakroom, kitchen/diner, sitting room with sliding doors leading out to the rear garden. To the first floor there are three bedrooms and a house bathroom.

Externally, there is a rear enclosed garden with shed and patio area. To the front there is a low maintenance garden and driveway parking.

In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema and excellent schools. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC RATING C



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE HALLWAY

Stairs to first floor landing, power points, radiator.

GUEST CLOAKROOM

Window to side aspect, low flush w.c, hand wash basin.

KITCHEN/DINING ROOM

13'5" x 12'5" (4.10 x 3.80)
Window to rear aspect, range of fitted wall and base units with roll top work surfaces, tiled splashback, stainless steel sink, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, extractor fan, downlights, power points, radiator, wall mounted combi boiler.

REAR HALL

Door to side aspect, storage cupboard.

SITTING ROOM

11'1" x 18'10" (3.39 x 5.76)
Bay window to front aspect, sliding doors out onto rear garden, TV point, power points, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

14'1" x 9'9" (4.30 x 2.98)
Window to rear aspect, fitted wardrobes, power points, radiator.

BEDROOM TWO

9'8" x 8'8" (2.96 x 2.66)
Window to front aspect, fitted wardrobes, power points, radiator.

BATHROOM

Window to side aspect, fully enclosed shower cubicle, low flush WC, hand wash basin with pedestal, radiator.

BEDROOM THREE

9'7" x 6'3" (2.93 x 1.91)
Window to rear aspect, power points, radiator.

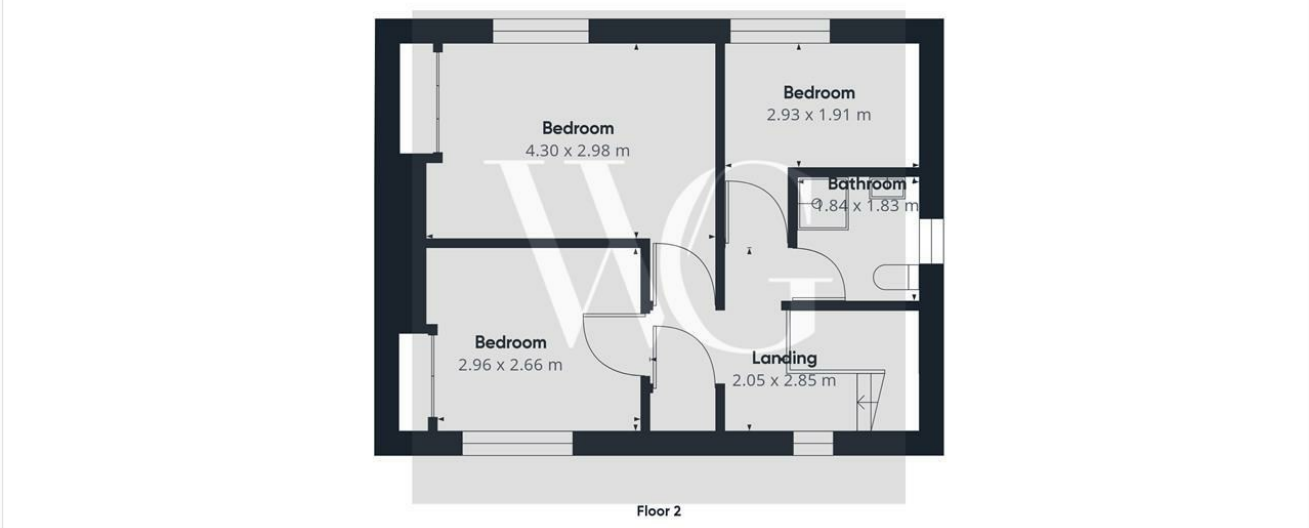
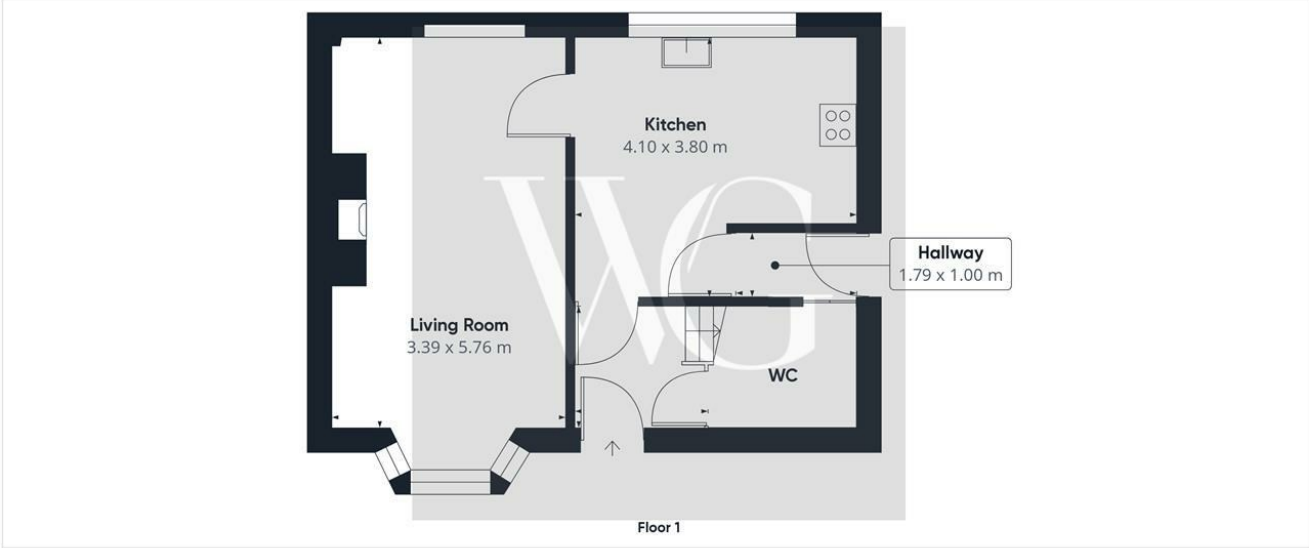
OUTSIDE

The garden to the rear of the property is in an L shape, mainly laid lawn with patio area, side access, outside tap.

SERVICES

Boiler and radiators, mains gas

COUNCIL TAX BAND B



WG
Approximate total area[®]
81.71 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.
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