



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
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

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



25, Ashfield Avenue, Malton,
North Yorkshire, YO17 7LE

£230,000

This well-presented three-bedroom home offers a comfortable and stylish living space with a range of modern features. The heart of the house is the inviting sitting room, complete with a log burner set on a stone hearth. A sleek, modern kitchen provides ample storage and workspace, while the wet room adds convenience.

A bright garden room extends the living space, offering a great spot to relax and enjoy the outdoors year-round. Outside, the lawned garden features a pergola, perfect for outdoor dining or entertaining. The property also benefits from a garage and a private drive for off-road parking.

A fantastic home that blends character and modern living—viewing is highly recommended.

Malton is a historic market town in North Yorkshire, England, often referred to as "Yorkshire's Food Capital" due to its thriving food scene. It is located on the banks of the River Derwent, near the Howardian Hills Area of Outstanding Natural Beauty.

The town is known for its independent shops, local food producers, and regular food markets and festivals, including the famous Malton Food Lovers Festival. Malton has a rich history dating back to Roman times, with remnants of a Roman fort and later medieval developments. The town's Georgian and Victorian architecture adds to its charm.

Nearby attractions include Castle Howard, Eden Camp Modern History Museum, and the North York Moors National Park. With excellent transport links, including a railway station connecting to York and Scarborough, Malton is a popular destination for visitors exploring North Yorkshire.



LIVING ROOM
9'11" x 16'11" (3.03 x 5.16)

KITCHEN
10'1" x 14'6" (3.08 x 4.44)

SUNROOM
9'3" x 20'2" (2.82 x 6.17)

BATHROOM
5'6" x 4'11" (1.68 x 1.51)

HALLWAY
3'6" x 5'11" (1.09 x 1.82)

BEDROOM ONE
9'10" x 13'11" (3.01 x 4.25)

BEDROOM TWO
10'1" x 9'11" (3.09 x 3.03)

BEDROOM THREE
6'11" x 10'0" (2.12 x 3.05)

WC
3'11" x 2'10" (1.21 x 0.88)

LANDING
13'4" x 2'9" (4.07 x 0.85)

EPC RATING C

