



Adam Hymas

BESPOKE PROPERTY

AGENCY



● 14 Clover Avenue, Malton, North Yorkshire, YO17 ●

Property Description

14 Clover Avenue is a beautifully presented three-bedroom, end-of-terrace property on the popular Linden Homes development in Malton.

The property was first purchased in 2017 and initially served as the show home for the second phase of the Copperfields development. The property benefits from a high-specification finish throughout with lots of added extras.

Head into the property and you'll be greeted with a wide entrance hall, fitted with wood effect laminate flooring throughout, leading you into the semi-open plan kitchen diner. The kitchen is fitted with high-quality shaker wall and base units, a variety of integrated appliances and ceiling spotlights.

Continue through, into the cosy lounge, perfect for relaxing and unwinding. The lounge features french doors to the rear of the room providing direct access to the rear garden.

Additionally, there is a guest W/C on the ground floor.

Heading to the first-floor landing you'll find beautiful panelled walls, the family bathroom and three spacious bedrooms.

The traditional family bathroom was fully renovated in 2023. Fitted with stunning wall and floor tiles, contemporary black detailed fixtures throughout, a bath, shower, towel radiator, WC and a wash hand basin with a fitted cupboard.

The master bedroom is spacious and has an en-suite bathroom, equipped with a shower, W/C and wash hand basin.

The second double bedroom is positioned to the front of the property.

The third bedroom is a single room size, which can additionally be used as a nursery or work-from-home office.

Externally, the property benefits from an enclosed low-maintenance rear garden. The garden has been fully landscaped and is fitted with raised planter flower beds, a flagged patio seating area and a pergola perfect for those summer BBQs and garden parties.

The property benefits from two off-street parking spaces via the allocated bays to the front of the property.

The house carries the remaining balance of its NHBC warranty until 2027.

Don't miss the opportunity to make this amazing property your home!

Call Bespoke Property Agency today to arrange a viewing.



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Three bedroom end of terrace, family home

High-specification finish throughout

Former development show home, fitted with lots of extras

Located on the popular Linden Homes development

NHBC warranty until 2027.



Location

14 Clover Avenue, Malton, North Yorkshire,
YO17 7PP

Malton is a thriving market town, renowned for its excellent primary and secondary schools, countryside walks and local amenities all within short walking distance. The convenience of Malton train station provides commuters with direct railway connections to Scarborough, York, Leeds, Manchester, and Liverpool. Additionally, Norton enjoys seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the struggles faced by other market towns. It has been accredited by many as the 'food capital of the north'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.



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Ground Floor
Gross Internal Area: 39.5 m² ... 425 ft²



First Floor
Gross Internal Area: 40.1 m² ... 431 ft²



Gross Internal Area: 79.6 m² ... 856 ft²

All measurements are approximated for display purposes only and should be independently verified
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Entrance Porch
Wood effect laminated floor, coat cupboard, radiator, well-lit porch

Kitchen
2.66 x 3.55m
Semi-open plan kitchen/diner/lounge, shaker wall and base units, integrated gas hob, extractor hood, fridge freezer, oven, dishwasher, washing machine, spotlights, laminated wood effect floor, window to front aspect, sink drainer

Lounge
4.81 x 3.55 m
Semi-open plan with kitchen, wood effect laminated floor, x2 radiators, window to rear aspect, tv point, french doors to rear garden, space for dining table between the living room and kitchen, fitted storage cupboards matching the kitchen

Landing
Airing cupboard (hot water cylinder in cupboard space), carpet, radiator, loft hatch access, panelling design on the staircase

Bedroom One
3.47 x 2.70 m
Double in size, panelling design on the wall, window to rear aspect, TV Point, En-suite shower room

En-suite
Shower cubicle, tiled walls and floors, floating wash hand basin, W/C with concealed flush buttons, spotlights, extractor fan, towel radiator

Bedroom Two
3.00 x 2.58m
Single room size, carpets, window to rear aspect, radiator, can also be used as an office space or nursery

Bedroom Three
2.01 x 2.28 m
Double in size, window to front aspect, carpets, radiator

Family Bathroom
New bathroom fitted in 2023, tiled walls and floors, spotlights, W/C, floating wash hand basin with fitted cupboard space, towel radiator, window to front aspect, contemporary black detailed fixtures to the full bathroom suite.

Rear Garden
Fully landscaped garden, paved patio seating area, raised flower bed planters, gravel seating area, pergola to the rear, fence to sides and rear (enclosed), hard-standing for shed, side gate access to front of property .

Parking
Two parking bays to the front of the property





Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

rightmove 

PRS Property Redress Scheme



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