

## 20 CLOVER AVENUE MALTON



**A well-presented semi-detached house offering neutrally decorated three-bedroom accommodation within a popular development, along with gardens & off-street parking.**

Entrance hall, guest cloakroom, living room, kitchen, first floor landing, master bedroom, en-suite shower room, two further bedrooms & house bathroom.

Gas central heating. uPvc double-glazing.

Off street parking. Enclosed rear garden.

No onward chain.

### GUIDE PRICE £260,000

Built a little over 7 years ago by Linden Homes, as part of their 'Copperfields' development, Number 20 Clover Avenue consists of a well-planned semi-detached house, with off street parking and enclosed rear garden.

The house carries the balance of its NHBC warranty and benefits from uPvc double-glazing and gas central heating. The accommodation is laid out over two floors and enjoys a semi open-plan layout on the ground floor. It amounts to almost 840sq.ft and comprises entrance hall, guest cloakroom, kitchen with a comprehensive range of integrated appliances, and a living room with French doors onto the garden. Upstairs is a master bedroom with en-suite shower room, two further bedrooms and a house bathroom.

Externally there are two tarmac parking spaces to the front of the house, and an enclosed garden to the rear.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

## **ACCOMMODATION**

### **ENTRANCE HALL**

3.7m x 2.0m (12'2" x 6'7")

Staircase to the first floor. Understairs cupboard. Fitted cloaks cupboard. Thermostat. Radiator.



### **GUEST CLOAKROOM**

2.1m x 0.9m (6'11" x 2'11")

White low flush WC and wash basin. Extractor fan. Tiled floor. Radiator.

### **KITCHEN**

4.7m x 2.7m (15'52 x 8'10")

Range of shaker style kitchen cabinets incorporating a stainless steel, single drainer sink unit. Range of integrated appliances including an electric fan assisted oven, four ring gas hob with extractor hood, fridge freezer, dishwasher and washing machine. Tiled floor. Recessed spotlights. Casement window to the front. Radiator. Open onto the Living Room.



### LIVING ROOM

4.8m x 3.3m (15'9" x 10'10")

Casement window to the rear and French doors opening onto the rear garden. Television point. Radiator.



### FIRST FLOOR

#### LANDING

Loft hatch. Cupboard housing a pressurised hot water cylinder. Radiator.

#### BEDROOM ONE

3.5m x 2.7m (11'6" x 8'10")

Television point. Casement window to the rear. Radiator.



### EN-SUITE SHOWER ROOM

2.7m x 1.4m (8'10" x 4'7")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Recessed spotlights. Tiled floor. Part-tiled walls. Electric shaver socket. Heated towel rail.



#### BEDROOM TWO

3.0m x 2.6m (9'10" x 8'6")

Casement window to the front. Radiator.

#### BEDROOM THREE

2.5m x 2.0m (8'2" x 6'7")

Casement window to the rear. Radiator.



### HOUSE BATHROOM

2.1m x 1.9m (6'11" x 6'3")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Tiled floor, Part-tiled walls. Electric shaver socket. Casement window to the front. Heated towel rail.



## OUTSIDE

Directly in front of the house are two tarmac parking spaces and a shrub border. A flagged path runs alongside, with a handgate opening into the back garden. The garden is securely enclosed and laid mostly to lawn, along with a paved patio area and timber garden shed.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.  
 Council Tax: Band: C (North Yorkshire Council).  
 Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
 Post Code: YO17 7PP.  
 EPC Rating: Current: B83. Potential: A96.  
 Viewing: Strictly by appointment through the Agent's office in Malton.

