



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		65
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | Website: [www.willowgreenestateagents.co.uk](http://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



**6, Cherry Avenue, Malton,  
North Yorkshire, YO17 7DE**

**Guide price £185,000**

6 Cherry Avenue is a beautiful three bedroom family home situated within walking distance to the town centre and local primary schools. This home has been renovated in recent years by the current vendors to an extremely high standard including a new roof in 2014.

In brief the property comprises; entrance hall, guest cloakroom, modern kitchen with door leading out to the garden, sitting room with feature log burner flowing onto the conservatory with French doors taking you 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, log store, outbuilding 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 D



## ENTRANCE HALL

Door to front aspect, radiator, power points, stairs to first floor landing.

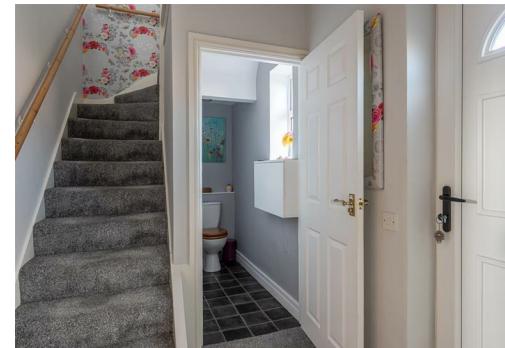
## GUEST CLOAKROOM

Window to front aspect, low flush WC, radiator, tile effect flooring.

## SITTING ROOM

18'11" x 11'2" (5.78 x 3.42)

Window to front aspect, French doors to rear aspect, feature brick fireplace with oak mantle and multifuel stove, power points, TV point, telephone point, radiator



## CONSERVATORY

8'10" x 9'10" (2.71 x 3.00)

Windows to rear and side aspects, French doors to side aspect, storage heater, power points.



## KITCHEN/DINING ROOM

12'7" x 13'4" (3.84 x 4.08)

Window to rear aspect, half glazed door to side aspect, tile effect flooring, under stairs storage cupboard with power points, range of wall and base units with roll top work surfaces, sink and drainer unit with mixer tap, integrated fridge/freezer, single electric oven, gas hob, extractor fan, space for washing machine, space for dishwasher, built in larder cupboard, under cabinet lighting, Ideal boiler connected to Hive, power points, radiator.



## FIRST FLOOR LANDING

Window to side aspect, radiator, power points, loft access (part boarded).

## BEDROOM ONE

9'8" x 13'1" (2.95 x 4.00)

Window to rear aspect, radiator, power pointed, fitted wardrobes with double hanging and housing hot water tank.



## BEDROOM TWO

8'11" x 8'3" (2.73 x 2.53)

Window to front aspect, power points, radiator

## BEDROOM THREE

6'3" x 9'5" (1.93 x 2.89)

Window to rear aspect, power points, radiator



## BATHROOM

Opaque window to side aspect, tile effect flooring, three piece bathroom suite comprising; panel enclosed bath with electric shower over, low flush WC, wash hand basin with pedestal, part tiled walls, extractor fan.



## GARDEN

Low maintenance garden with mainly laid lawn and patio area, log and coal store, shed, outbuilding, outside tap, side access.

## SERVICES

Mains gas, mains electric, mains drainage.

## COUNCIL TAX BAND B

## EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9380-2050-8000-2820-3071>

