



**2, Lime Tree Avenue, Malton,
North Yorkshire, YO17 7BZ
Guide price £165,000**

2 Lime Tree Avenue is a beautiful three bedroom family home situated within walking distance to the town centre and local primary schools.

The accommodation comprises entrance hall, sitting room, kitchen/diner, utility room, three bedrooms, family bathroom and study/dressing room. The rear garden is a mainly laid to lawn with plant and shrub borders. Driveway offering parking for up to one vehicle. The property benefits gas central heating and double glazing throughout.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(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	68	71
(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 916 600 | 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



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

ENTRANCE

3'4" x 4'0" (1.04 x 1.24)
Door to front aspect, textured ceiling, radiator, telephone point and stairs first floor landing.

SITTING ROOM

12'3" x 14'9" (3.75 x 4.50)
Bay window to the front aspect, coving, ceiling rose, radiator, laminated laid wood style flooring, feature fireplace with wood burner, power points, TV point, under stairs storage cupboard with lighting, archway leading to the kitchen.

KITCHEN/DINING

7'10" x 17'10" (2.41 x 5.44)
Window to the rear aspect, half glazed door leading through to the garden, radiator, range of wall and base units with roll top work surfaces, tiled splash back, stainless steel sink and drainer unit with mixer tap, space for fridge, freestanding gas cooker, breakfast bar, extractor hood and power points.

UTILITY ROOM

2'3" x 5'4" (0.69 x 1.63)
Space for washing machine, gas central heating boiler and cupboard.

BATHROOM

5'4" x 7'1" (1.65 x 2.16)
Opaque window to side aspect, three piece bathroom suite comprising panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, part tiled walls and extractor fan.

FIRST FLOOR LANDING

Loft hatch with ladder providing access to fully boarded and insulated loft space with window, power points.

BEDROOM ONE

8'11" x 13'3" (2.74 x 4.06)
Window to the front aspect, radiator, fitted cupboard, TV point and power points

DRESSING ROOM

4'5" x 6'10" (1.37 x 2.1)
Window to the front aspect, radiator, power point and telephone point.

BEDROOM TWO

9'4" x 11'3" (2.87 x 3.43)
Window to the rear aspect, radiator, power points

BEDROOM THREE

8'0" x 8'0" (2.44 x 2.44)
Window to the rear aspect, radiator, power points.

GARDEN

Fully enclosed mainly laid to lawn with plant and shrub borders, two patio areas which follow the sunshine, outside tap, outside lights, side entrance.

COUNCIL TAX BAND B

SERVICES

Mains drains, gas and electric

TENURE

Freehold



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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