



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

**27 Cherry Avenue,  
Malton, YO17 7DE**

**£225,000**

- TRADITIONAL SEMI
- POPULAR LOCATION
- 3 GOOD BEDROOMS
- EXCELLENT CONDITION



SUPERBLY PRESENTED TRADITIONAL SEMI IN THIS WELL FAVOURED AREA WITHIN EASY REACH OF TOWN AND SCHOOLS. SPACIOUS THROUGHOUT WITH EXCELLENT FRONTAGE PARKING AND MATURE REAR GARDEN PLOT. THREE GOOD BEDROOMS, REPLACEMENT COMBI BOILER, DOUBLE GLAZED, LOVELY OPEN PLAN DINING KITCHEN & SEPARATE LOUNGE.



## GROUND FLOOR

### DIRECTIONS

Malton and Norton are popular market towns with plenty of local facilities including shops, pubs, primary and second schools, close by are both the railway station and the bus station with frequent services to Leeds, Scarborough and York with onward connections to London. The A64 offer excellent road links to both the East and West.

### COUNCIL TAX

Band B.

### ENTRANCE/UTILITY

10' 4" x 8' 8" (3.15m x 2.64m)

Front door and window, radiator. Rear lobby area with rear door out and door to;

### CLOAKROOM

Low level WC and wash basin. Heater and rear facing window.

### INNER HALLWAY

Stairs to first floor, radiator.

### UTILITY ROOM

Boiler cupboard with refitted combi ideal boiler. Rear facing window, radiator.

### LOUNGE

10' 8" x 10' 0" (3.25m x 3.05m)

Bay window to the front of the property, radiator.

### DINING/KITCHEN



#### BEDROOM ONE

11' 8" x 10' 10" (3.56m x 3.3m)

Window to the front of the property, radiator.

#### BEDROOM TWO

11' 9" x 10' 0" (3.58m x 3.05m)

Window to the front of the property, radiator.

#### BEDROOM THREE

9' 2" x 7' 6" (2.79m x 2.29m)

Window to the rear of the property, radiator.

#### BATHROOM

New three piece suite with an over the bath shower, radiator.

#### OUTSIDE

Corner plot with generous driveway parking. Side path to the rear of the plot with a laid flagged patio area, lawn and fencing.



21' 2" x 10' 9" (6.45m x 3.28m)

Superb open plan space with a range of new fitted wall and base units. Electric oven, hob and extractor hood, fridge, dishwasher and pantry cupboard. Front and rear windows, radiator.

#### LANDING

Rear window and large hatch.

## 27 Cherry Avenue, Malton, YO17 7DE

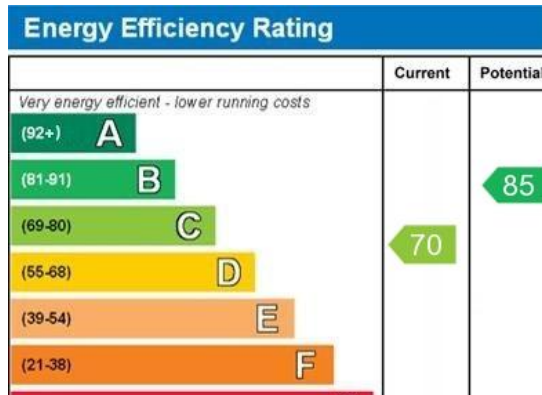
Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.

### 27 CHERRY AVENUE, MALTON

Approx. gross internal floor area  
1035 Sq. Ft / 96 Sq. M.



**FLOORPLAN**  
Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.



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### Malton Office

Yorkersgate, 13a Malton,  
North Yorkshire, YO17 7AA  
[www.markstephensons.co.uk](http://www.markstephensons.co.uk)  
[malton@markstephensons.co.uk](mailto:malton@markstephensons.co.uk)  
**01653 692500**

### Pickering Office

20 Birdgate, Pickering,  
North Yorkshire, YO18 7A1  
[www.markstephensons.co.uk](http://www.markstephensons.co.uk)  
[pickering@markstephensons.co.uk](mailto:pickering@markstephensons.co.uk)  
**01751 476900**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### Floorplan

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