



96 Parliament Street | Norton, Malton

A well-presented three bedroom semi-detached property situated in this quiet residential area of Norton, The property benefits from a south-facing lawned garden to the rear with a raised decking area and off street parking area to the front. Conveniently located close to Norton high street, and Malton town centre and its excellent shopping and transport links less than a mile away.

- Modern fitted kitchen, living room, entrance hall and cloakroom
- Off-street parking to the front, south facing enclosed lawned garden to the rear
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately
- Three bedrooms and family bathroom
- Within easy walking distance of Norton high street, and less than 1 mile from Malton town centre
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy

£850 PCM





ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

16'2" x 6' (4.93m x 1.83m)

Staircase to first floor, under stairs cupboard housing Ideal gas-fired boiler, double radiator, opaque uPVC double glazed window to the side.

CLOAKROOM

4'5" x 3'1" (1.35m x 0.94m)

Front aspect opaque uPVC double glazed window, low flush wc, wash hand basin, double radiator.

KITCHEN

11'9" x 11'2" (3.58m x 3.40m)

Range of modern fitted base and wall mounted units and work surfaces over, stainless steel single sink and drainer with chrome mixer taps over, oven and grill, 4 ring gas hob with extractor hood over, tiled splashback, integrated Whirlpool appliances including fridge/freezer, washing machine and dishwasher, uPVC double glazed window to the front, double radiator.

LIVING ROOM

18'10" x 11'1" (5.74m x 3.38m)

Wall mounted electric fire, double radiator, uPVC double glazed window to the rear and French doors to outside.

TO THE FIRST FLOOR

LANDING

6' x 2'10" (1.83m x 0.86m)

Loft hatch, opaque uPVC double glazed window to the side.

BEDROOM 1 (SE)

11'3" x 10'10" (3.43m x 3.30m)

Fitted wardrobes, double radiator, uPVC double glazed window to the rear.

BEDROOM 2 (SE)

11'3" x 7'8" (3.43m x 2.34m)

Fitted wardrobes, double radiator, uPVC double glazed window to the front.

BEDROOM 3 (NE)

11'1" x 8'9" (3.40m x 2.67m)

Double radiator, uPVC double glazed window to the rear.



FAMILY BATHROOM

9'11" x 7'11" (3.02m x 2.41m)

Four piece suite comprising panelled bath, low flush wc, pedestal wash hand basin, corner shower cubicle with chrome fittings and glazed door, chrome heated towel rail, extractor fan, part tiled walls, opaque uPVC double glazed window to the front.

OUTSIDE

Brick set driveway to the front with ample off-street parking, good sized decked and lawned enclosed garden to the rear with timber garden shed.

SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

DIRECTIONS

Leave Malton via Castlegate, proceed over the railway crossing and bear left. At the mini roundabout go straight ahead onto Commercial Street. Continue straight ahead at the second mini roundabout on to Scarborough Road. Take the next right on to Parliament Street: no. 96 can be found on your right hand side, easily identified by our BoultonCooper 'To Let' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC document can be viewed at our Malton office.



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COUNCIL TAX BAND

C

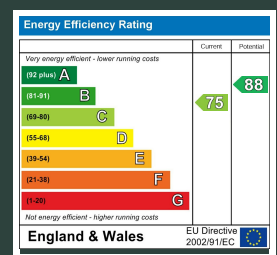
ENERGY PERFORMANCE RATING

C

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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Est. 1801