53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747









## 4 ACRE MEWS, MALTON, YO17 7AL

A spacious well presented Three bedroom semi-detached home with Detached Garage and Garden

**Holding Deposit:** 

£1,100

## **Description**

This property briefly comprises; entrance hallway with stairs leading to first floor landing, open plan dining kitchen, cloakroom, sitting room with patio doors leading onto the rear garden. To the first floor there are two bedrooms and a master bedroom with en-suite shower room on the 2nd floor. Outside there is a detached garage and parking. To the rear of the property there is a lovely South facing garden which has been designed for low maintenance with a patio area for sitting out.

## **General Information**

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band C

Rent: £1100 per calendar month, payable monthly in advance by standing order.

Furnishings: The property will be let unfurnished but with carpets, curtains/blinds and an integrated oven.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months.

Deposit: A deposit of £1100 will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions (www.mydeposits.co.uk).

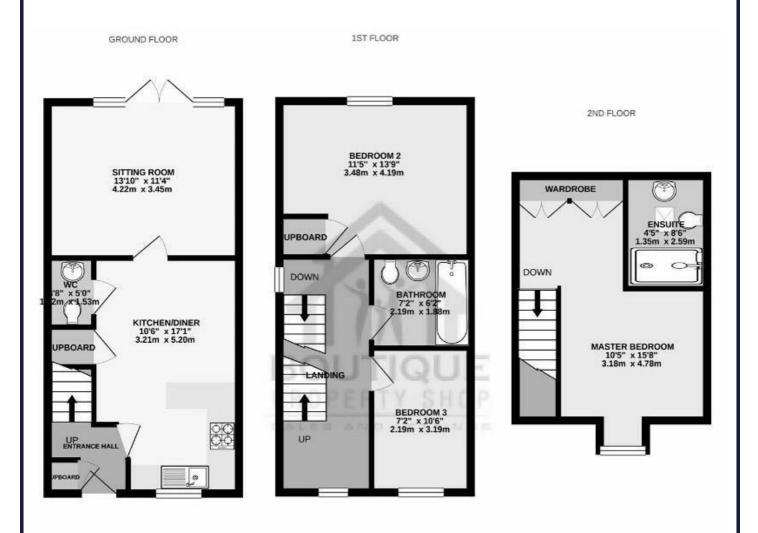
Outgoings: Tenants will be responsible for payment of gas, electricity, water, and Council Tax, plus the cost of a telephone connection (if required and if applicable).

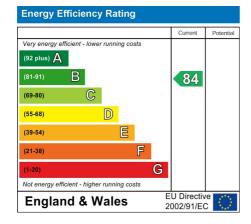
Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

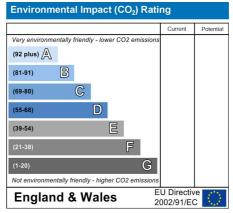




## Accommodation



















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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside www.rounthwaite-woodhead.com

