

Rounthwaite R&W Woodhead

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

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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

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