

TO LET 85 MIDDLECAVE ROAD, MALTON



A spacious, Victorian town house providing three double bedroom accommodation together with parking and a south-facing rear garden, in a sought-after location.

Vestibule, entrance hall, sitting room, dining room, kitchen, rear lobby, utility/cloakroom, first floor landing, bedroom one, bedroom two, house bathroom, second floor landing, bedroom three.

Gas central heating & uPvc double-glazing.

Private, south-facing rear garden & parking for two cars.

Available to let on an Assured Shorthold Tenancy.

£1,250 PER CALENDAR MONTH

Middlecave Road is one of Malton's most sought-after addresses and Number 85 is located at the western end of the street, adjacent to Malton secondary school. The property consists of an end of terrace Victorian town house with parking and a south-facing rear garden.

The house offers deceptively spacious accommodation, which is laid out over three floors and amounts to a little over 1,400sq.ft, in brief it comprises vestibule, entrance hall, sitting room with multi-fuel stove, dining room, kitchen, rear lobby, utility/cloakroom, first floor landing, two double bedrooms, a large house bathroom with separate shower and on the second floor, a third double bedroom. The property is nicely presented and benefits from gas central heating and double-glazing throughout.

The garden lies to the rear and is securely enclosed, it enjoys a good level of privacy and a south-facing aspect. It includes a sizeable stone paved terrace, lawn and shrub borders with a mature apple tree. There is parking for two cars (one to the front and one to the rear).

Malton is a first-rate market town which has, in recent years, gained a reputation as Yorkshire's food capital with its artisan producers and farmer's market. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.



ACCOMMODATION

ENTRANCE VESTIBULE

Electric meter and fuse box. Inner door to:

HALL

Staircase to the first floor. Radiator.

SITTING ROOM

5.1m x 4.9m (max) (16'9" x 16'1")

Cast iron multi-fuel stove set on a slate hearth with oak mantelpiece. Fireside cupboards with shelving above. Understairs cupboard. Television point. Wall light point. Two full-length casement windows and French doors opening onto the rear garden and further casement window to the side. Radiator.



DINING ROOM

4.3m x 3.9m (max) (14'1" x 12'10")

Feature fireplace with timber surround and overmantel mirror. Bay window to the front. Corner cupboard. Coving. Ceiling rose. Telephone point. Two radiators.



KITCHEN

4.4m x 2.4m (14'5" x 7'10")

Range of kitchen cabinets with granite work surfaces, incorporating a ceramic sink unit. Multi-fuel range cooker. Dishwasher point. Tiled floor. Recessed spotlights. Two casement windows to the side. Radiator.



REAR LOBBY

2.4m x 1.6m (7'10" x 5'3")

Coat hooks. Tiled floor. Casement window to the side and door to the rear garden. Radiator.



UTILITY / GUEST CLOAKROOM

2.4m x 1.6m (7'10" x 5'3")

White low flush WC and wash basin. Range of kitchen units. Automatic washing machine point. Tiled floor. Bow window to the rear garden. Radiator.

FIRST FLOOR

LANDING

Staircase to the second floor. Understairs cupboard.

BEDROOM ONE

5.3m x 4.0m (max) (17'5" x 13'1")

Range of fitted wardrobes. Coving. Recessed spotlights. Two wall light points. Two casement windows to the front. Two radiators.



BEDROOM TWO

4.1m x 3.6m (max) (13'5" x 11'10")

Two wall lights. Wardrobe. Casement window to the rear. Radiator.



HOUSE BATHROOM

4.2m x 2.5m (13'9" x 8'2")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Wall light. Cupboard housing a gas fired combi boiler. Half-panelled walls. Casement window to the side. Heated towel rail.



SECOND FLOOR

LANDING

Velux roof light to the rear.

BEDROOM THREE

3.9m x 3.5m (max) (12'10" x 11'6")

Two Velux roof lights to the rear and one to the front (all with blackout blinds). Recessed spotlights. Exposed beam. Access to eaves storage. Electric panel heater.



OUTSIDE

Enclosed, south-facing garden to the rear with stone paved terrace, lawn, shrub borders and apple tree. Outside lighting, power points and water tap.

There is parking available for one car to the front of the house and a further space at the rear.



All measurements are approximate. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas central heating.
 Council Tax: Band: D (North Yorkshire Council).
 EPC Rating: D58.
 Rent: £1,250 per calendar month.
 Bond: £1,440.
 Note: Working professionals/retired preferred. No smokers.
 Viewing: Strictly by prior appointment through the Agent's office in Malton.



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