

10 Newbiggin, Malton, YO17 7JF

TO LET Unfurnished
Guide Rent £700 pcm

Property summary: Four-bedroom mid terrace property over three floors.

Location

This four-bedroom mid-terrace property is located near the centre of Malton, close to local amenities and transport links.

The accommodation

On the ground floor: living room with open fire, a kitchen dining room, utility room and downstairs toilet. Access to rear yard.

On the first floor: Two bedrooms and family bathroom.

On the second floor: Two bedrooms.

Outside

To the rear there's an enclosed yard.

Services

All mains services including (gas heating)

Council Tax – Band B

Term

The property will be available on an Assured Shorthold Tenancy for an initial term of 12 months.

Rental

A rental of £700 per calendar month will be payable monthly in advance by bank standing order.

Deposit

A deposit of 5 week's rent at a total of £875 will be payable prior to commencement of the Tenancy and will be returned on termination, subject to all commitments having been met by the Tenant. The Tenant will be fully responsible for all other outgoings on the property.



Energy Efficiency Rating

EPC to be re-assessed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

To view

Contact Miss Jean Garner at the Estate Office on 01653 692849 or press enquire via webpage, providing your contact details.

Note: Viewings are undertaken at your own risk. Vacant property can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised at all times.

Particulars prepared: 09/2023