



FITZWILLIAM
MALTON

9 BRIDGE ROAD MALTON, YO17 7JX



RENT: £850 PCM

Available to Let Unfurnished from April 2026

A well-proportioned three bedroom mid - terraced property with attractive gardens and gas fired central heating.

Location

Quietly located off Peasey Hills Road and within walking distance of the town centre and local amenities.



The accommodation briefly comprises;

Sitting Room

4.4 x 3.5m

Casement window to the front. Laminate flooring. Coving. Ceiling rose. CO2 alarm. Television point. Fitted fireside cupboards with fitted shelving. Telephone point. Fire with a stone effect half, black painted inset and white painted surround. Radiator.



Pantry

Stone cold slab. Fitted shelves. Casement window to the rear.

Dining Room

3.3 x 3.3m (max)

Casement window to the front. Laminate flooring. Thermostat. Under stairs cupboard.



Fitzwilliam Malton estate give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the landlord. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Fitzwilliam Malton Estate does not make or give nor any person in their employment has any authority to make or give representation or warranty whatsoever in relation to this property.



FITZWILLIAM MALTON

Kitchen

4.0 x 2.1m (max)

Range of fitted solid timber floor units incorporating a ceramic one and a half bowl sink unit with mixer tap. Casement window to the rear. Ceramic tiled floor. Extractor fan. Tiled splashbacks. Cooker point. Space for fridge freezer. Cupboard containing electric meters. Heat alarm. Radiator.



Rear Hall

Half glazed door to the rear. Exposed brickwork. Ceramic tiled floor.

Cloakroom

1.4 x 0.9m

White low flush WC. Glazed window to the rear. Radiator.

First floor

Landing

Casement window to the rear. Loft hatch. Smoke alarm. Radiator.

Bedroom One

3.9 x 3.5m

Casement window to the front. Radiator.

Bedroom Two

4.3 x 3.2m (max)

Casement window to the front. Radiator.



Bedroom Three

3.4 x 2.3m

Casement window to the rear. Radiator.



Bathroom

2.6 x 1.5m

Matching white suite comprising; pedestal basin, low flush WC, bath with Myra power shower over. Glazed shower screen. Part tiled walls. Extractor fan. Glazed window to the rear.

Outside

To the front of the property there is a low maintenance open plan garden. The rear garden is enclosed and has been well maintained. There is a neat lawn area with timber decking and gravel patio area. The property benefits from a timber garden shed and brick outhouse.

Fitzwilliam Malton estate give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the landlord. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Fitzwilliam Malton Estate does not make or give nor any person in their employment has any authority to make or give representation or warranty whatsoever in relation to this property.



FITZWILLIAM MALTON



Please note; There is a shared path to the rear for occasional bin access.

On street parking.

Outhouse

Containing ideal gas fired central heating boiler. Concrete floor.

General Information Services

Mains: water, gas, electric and sewage.
Central Gas heating.

Council Tax – Band B

Term

The property will be available to let on an Assured Shorthold Tenancy for an initial period of 12 months. The property is offered to let unfurnished.

Rental

Rent of £850.00 per calendar month payable monthly in advance by bank standing order.

Deposit

A deposit of £980.00 the equivalent of five weeks rent 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:D

Expiry 20th September 2029

To view

Contact the Estate Office via email with a completed application form at office@maltonestate.co.uk or press enquire via webpage, providing your contact details.

Sorry; No Smokers. One Pet considered.

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 March 2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Fitzwilliam Malton estate give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the landlord. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Fitzwilliam Malton Estate does not make or give nor any person in their employment has any authority to make or give representation or warranty whatsoever in relation to this property.