



FITZWILLIAM
MALTON

8 Bark Knotts Terrace Norton, Malton YO17 9DX

**TO LET Unfurnished
Property Available Soon.**

Guide Rent £810 pcm

An early 20th century brick built end - terraced property.

Location

This charming two-bedroom end-terraced cottage is located in Norton close to Malton, and within walking distance of local amenities.

The cottage has been recently refurbished to a high standard.

The accommodation

On the ground floor: a spacious living room, a good sized kitchen dining room, with plenty of storage and access to the rear garden.

On the first floor: 2 double bedrooms, and a family bathroom.

Outside

A small front garden and larger rear garden allows for access to outdoor space.

Services

All mains' services including gas combi central heating.

Council Tax – Band A

Term

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

Rental

Rent of £810 per calendar month payable monthly in advance by bank standing order. Also, one month's rent is payable in advance.

Deposit

A deposit of £934 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 outgoing on the property.



Energy Efficiency Rating

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

To view

Contact the Estate Office on 01653 692849 or press enquire via webpage, providing your contact details. Viewing will take place in January 2025

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: Dec 2024

WITHOUT PREJUDICE & SUBJECT TO CONTRACT

Fitzwilliam (Malton) Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Fitzwilliam (Malton) Estate has any authority to make or give any representation or warranty whatever in relation to this property



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