

# 1 Lascelles Lane Old Malton Malton YO17 7HQ

**TO LET Unfurnished**  
**Guide Rent £895 pcm**

*A 1930's stone built semi-detached property*

## Location

This three bedroom semi-detached property is located along a quiet lane in the village of Old Malton close to local amenities.

## The accommodation

**On the ground floor:** living room with open fire, a good sized kitchen, dining room with an open fire place and wall cupboards, utility with plumbing for washing machine and downstairs WC. Access to rear yard and garden.

**On the first floor:** 2 double and 1 single bedrooms and family bathroom.

## Outside

Front garden laid to lawn with stone raised bed. To the rear there's an enclosed garden and gravelled area.

## Services

All mains services including gas combi central heating.

## Council Tax – Band C

## Term

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

## Rental

A rental of £895 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 £1,000 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

1 Lascelles Lane, Old Malton, Malton

Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	
55-68	D	55   D
39-54	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: May 2022