



FITZWILLIAM
MALTON

Fitzwilliam Malton Estate
Estate Office, Old Maltongate,
Malton, North Yorkshire, YO17 7EG

T. 01653 692849
E. office@maltonestate.co.uk
www.maltonestate.co.uk

3 Mill Cottages, Sheepfoot Hill, Castlegate Malton, YO17 7EF

TO LET Unfurnished from Mid-November
Guide Rent £ 735 pcm

*Property summary: Three-bedroom mid terrace
cottage over two floors.*

Location

This three bedroom house is located near the centre of Malton close to local amenities and transport links.

The accommodation

On the ground floor: Living room and large kitchen/dining room with access to rear garden.

On the first floor: three bedrooms and a family bathroom.

Outside

Good size garden at the rear, small cottage garden at the front.

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 £735 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 £825 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

To view

Contact 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: 10/2023

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.