

13a Newbiggin, Malton, YO17 7JE

TO LET Unfurnished
Guide Rent £750 pcm

*Property summary: Three-bedroom flat
across two floors.*

Location

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

The accommodation

On the ground floor: Entrance and staircase.

On the first floor: a living room, dining room and kitchen with a family bathroom.

On the second floor: three large bedrooms, a store and w/c.

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 £750 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 £865 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		
69-80	C		
55-68	D		60 D
39-54	E	40 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 or email office@maltonestate.co.uk

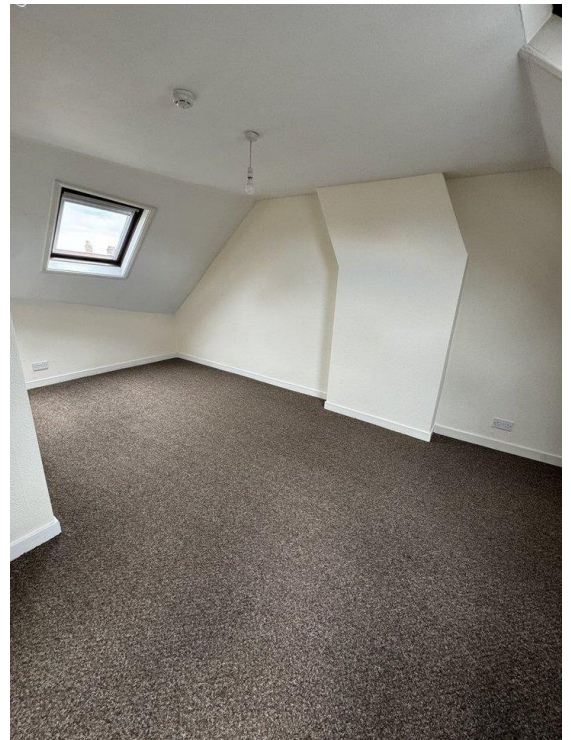
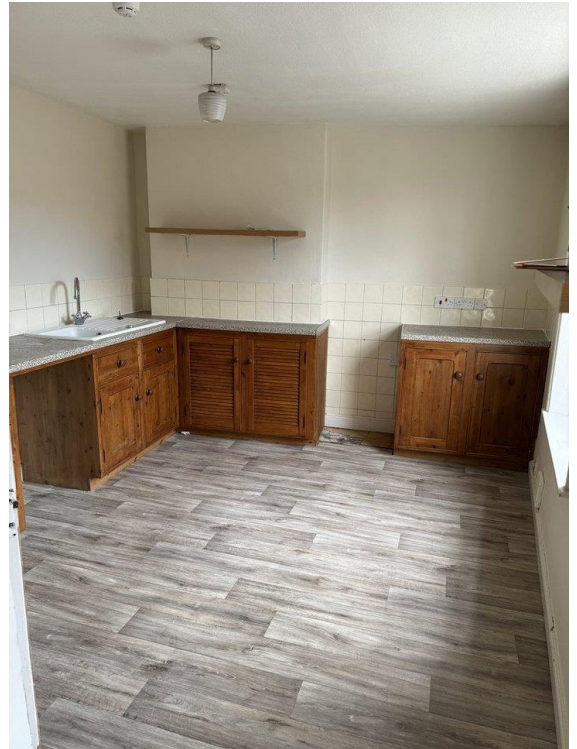
Note: Viewings are undertaken at your own risk. Vacant property can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised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

Particulars prepared: 06/2024



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