



34 Showground Road | Malton

APPLICATION RECEIVED No. 34 is an attractive, two bedroom end-detached property situated on a popular residential development, within walking distance of Malton town centre.

- APPLICATION RECEIVED A two bed end terrace house
- Two bedrooms and bathroom
- Desirable location with easy access to Malton's extensive shopping and transport facilities
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Kitchen, living room and cloakroom
- Rear lawned garden and off-street parking to the front
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately



£675 PCM

34 Showground Road | Malton



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

6'5" x 14'7" (1.97m x 4.47m)

uPVC entrance door, storage cupboard with fuse box, single radiator, smoke alarm.

CLOAKROOM

With low flush wc, pedestal wash hand basin.

KITCHEN

10'9" x 6'5" (3.28m x 1.98m)

Front aspect uPVC double glazed window, range of fitted base and wall mounted cupboards with work surfaces over, stainless steel sink and drainer, integral appliances to include Indesit oven with 4 ring gas hob over, dishwasher, washing machine and fridge freezer, single radiator, CO2 alarm.

LIVING ROOM

13'1" x 11'5" plus 6'5" x 3'10" (4.01m x 3.48m plus 1.96m x 1.19m)

Rear aspect uPVC double glazed window and French doors to outside, 2 no. single radiators, TV aerial point.

TO THE FIRST FLOOR

LANDING

7'5" x 3'3" (2.28m x 1.01m)

Storage cupboard, single radiator.

BEDROOM 1

13'3" x 9'4" (4.05m x 2.85m)

Front aspect twin uPVC double glazed window, TV aerial point, single radiator.

BEDROOM 2

13'3" x 9'4" (4.04m x 2.87m)

Rear aspect twin uPVC double glazed windows, single radiator.

BATHROOM

7'0" x 6'3" (2.14m x 1.93m)

Three piece suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, low flush wc, shaver point, tiled floor.

OUTSIDE

Paved path and off-street parking to the front. To the rear, there is a lawned garden with herbaceous borders, patio area and garden shed.

SERVICES

We understand the property is connected to mains gas, electricity, water, and drainage supplies.

VIEWING

By appointment with the Agent's Malton office: 01653 692151.

DIRECTIONS

From our Malton Office, proceed along the Market Place and on to Finkle Street. Turn left on to Newbiggin and proceed to the roundabout, taking the third exit and proceed on to Pasture Lane and continue to the next roundabout. Take the first left on to Showground Road and no. 34 can be found on your right hand side, easily identified by our BoultonCooper 'To Let' board.

COUNCIL TAX BAND

We are verbally informed the property lies in band C. Prospective tenants are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band B.

AGENT NOTE

The Landlord is an employee of BoultonCooper.



34 Showground Road | Malton

VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

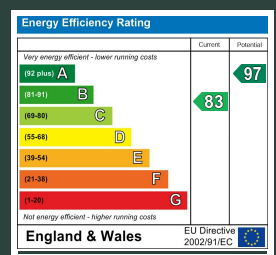
ENERGY PERFORMANCE RATING

B

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801