



Flat 3, 2 St. Peter Street | Norton, Malton

A two bedroom second floor flat in this popular residential area within easy reach of Norton and Malton's excellent shopping and transport facilities, and with easy access onto the A64 York, Scarborough and Leeds.

- A second floor two bedroom flat
- Two bedrooms and bathroom
- To be let on a 6 month Assured Shorthold Tenancy
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Entrance hall, living/dining room/kitchen
- No smokers
- Usual reference checks apply following an application
- Available immediately

£695 PCM



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ACCOMMODATION

From the communal staircase, there is private access and staircase leading to the self-contained accommodation.

TO THE SECOND FLOOR

ENTRANCE HALL

10'3" x 3'4" (3.12m x 1.02m)

uPVC double glazed window, double radiator, staircase to the third floor, cloakroom off.

LIVING ROOM/DINING ROOM

11'6" x 15'9" (3.51m x 4.80m)

Front aspect uPVC double glazed window, decorative fireplace (not to be used), double radiator.

KITCHEN

8'3" x 5'7" (2.51m x 1.70m)

range of fitted base and wall mounted units, Logik integral oven and grill, 4 ring electric hob with chrome extractor fan over, stainless steel sink and drainer with chrome mixer tap, wall mounted Vokera gas fired boiler, tiled floor.

BEDROOM 1

11'10" x 11'4" (3.61m x 3.45m)

Front aspect uPVC double glazed window, double radiator.

BATHROOM

12' x 4'2" plus recess (3.66m x 1.27m plus recess)

Rear aspect opaque uPVC double glazed window, three piece suite comprising panelled bath with chrome mixer taps and chrome shower over, low flush wc, and wash hand basin, chrome heated towel rail, tiled floor.



TO THE THIRD FLOOR

BEDROOM 2

26'8" x 6'4" (8.13m x 1.93m)

Dual aspect with Velux skylights to the front and rear, double radiator.

OUTSIDE

To the outside, there is a rear courtyard providing access to Flat 2 and Flat 3.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Te: 01653 692151.

COUNCIL TAX BAND

We are verbally informed that the property lies in Band A. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed online:

<https://www.gov.uk/find-energy-certificate> or at our Malton Office.



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COUNCIL TAX BAND

A

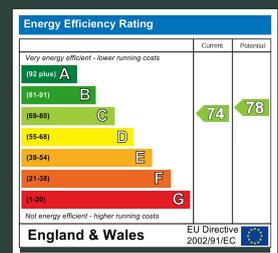
ENERGY PERFORMANCE RATING

C

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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