30 Fitzjohn Close | Malton

A two bedroom semi-detached house situated in a popular residential area of Malton. Within walking distance of the town centre and its excellent amenities and transport facilities, including railway and bus stations.

- A semi-detached house within walking distance of the popular market town
- Living room and modern fitted kitchen
- To be let on a 6 month Assured Periodic Tenancy
- A bond of equal to 5 weeks' rent is required at the commencement of the tenancy
- Available immediately
- Gardens to the front and rear; private drive providing off-street parking
- Two bedrooms and bathroom
- Usual reference checks apply following an application
- No smokers

£850 PCM

BoultonCooper

BC
Est.1804

30 Fitzjohn Close | Malton

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

19'6" x 11'8" (5.94m x 3.56m)

Front aspect uPVC double glazed bay window to the front, fireplace on marble hearth with timber surround and mantelpiece, radiator. Staircase to first floor.

KITCHEN

11'8" x 7'10" (3.56m x 2.39m)

Rear aspect uPVC double glazed window and uPVC door, range of base and fitted base and wall mounted units, stainless steel sink and drainer, built-in Beko electric cooker with chrome extractor hood over, 4 ring gas hob, double radiator.

TO THE FIRST FLOOR

LANDING

7' x 5'6" (2.13m x 1.68m)

BEDROOM 1

11'8" x 11'7" (3.56m x 3.53m)

Front aspect uPVC double glazed window, fitted wardrobe, radiator.

BEDROOM 2

11'8" x 9'4" (3.56m x 2.84m)

Rear aspect uPVC double glazed window, fitted wardrobe, over stairs cupboard, wall mounted main Multipoint boiler and gas fired water heater, radiator.

BATHROOM

Side aspect uPVC double glazed window, three piece suite comprising panelled bath with electric Mira shower over, glazed screen; low flush wc and pedestal wash hand basin; shaver point; tiled walls.

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OUTSIDE

To the front, the property is complemented by a low maintenance gravelled garden with central circular paved feature, herbaceous borders and private driveway to the side. To the rear, there is an enclosed garden with panelled fencing, patio area with lawned garden beyond flanked by herbaceous borders, timber garden shed.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies. Gas fired central heating.

VIEWING

Strictly by appointment with the Agent's Malton office: BoultonCooper. Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. 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 document can be viewed online (https://www.gov.uk/find-energy-certificate) or at at our Malton office.

BC
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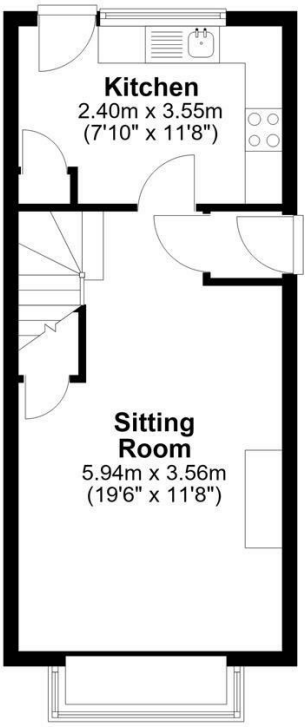
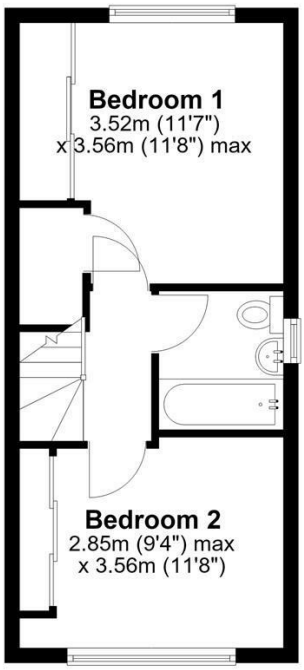
30 Fitzjohn Close | Malton

Ground Floor
Approx. 30.8 sq. metres (331.5 sq. feet)



First Floor
Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 60.8 sq. metres (654.8 sq. feet)

30 Fitzjohn Close, Malton

VIEWING

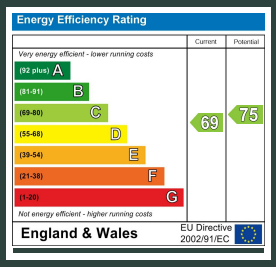
Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

C



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