



5 Sledgate | Rillington, Malton

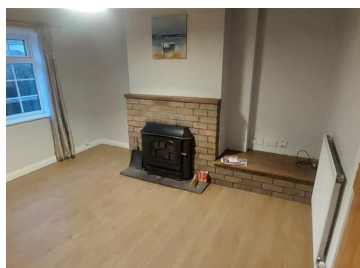
No 5 Sledgate is a well-proportioned two bedroom mid-terrace cottage, situated in the popular residential village of Rillington. To the outside, the property is complemented by a small rear courtyard garden with two brick storage sheds.

- A mid-terrace cottage in a popular village location
- Two bedrooms
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available 13th October
- Kitchen/diner, living room, ground floor bathroom
- Rear courtyard garden
- No smokers, pets at Landlord's discretion
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy

£650 PCM



5 Sledgate | Rillington, Malton



ACCOMMODATION ON THE GROUND FLOOR

SITTING ROOM

11'9" x 11'8" (3.58m x 3.56m)

Front aspect uPVC double glazed window, laminated oak-effect wood floor, cast iron multi-fuel stove set into a stone recess with a timber mantel and back boiler providing central heating and hot water, beamed ceiling, radiator and telephone point.

KITCHEN/DINER

12'2" x 8'7" (3.71m x 2.62m)

Rear aspect uPVC double glazed window, quarry tiled floor, beamed ceiling, feature cast iron range, recess under stairs cupboard. modern well appointed fitted kitchen, single drainer white ceramic sink unit, pantry cupboard with shelving and power. Single oven with grill and hob, and plumbing for a washing machine.

BATHROOM

6'11" x 5'8" (2.11m x 1.73m)

Rear aspect window, three piece suite comprising 'P' shaped bath with electric shower over and shower screen, pedestal wash hand basin and low flush wc, tiled walls, and chrome heated towel rail.

REAR ENTRANCE HALL

3'9" x 3'4" (1.14m x 1.02m)

Radiator, door to the rear courtyard.

TO THE FIRST FLOOR

LANDING

Loft hatch, doors to:

BEDROOM 1

11'9" x 11'8" (3.58m x 3.56m)

Front aspect window, radiator, airing cupboard with factory insulated hot water cylinder and immersion heater, feature cast iron fireplace.



BEDROOM 2

12'1" x 8'8" (3.68m x 2.64m)

Rear aspect window, radiator.

OUTSIDE

To the rear there is a small paved yard with new fencing and two brick built sheds with power and lighting. The outside space can be accessed by the rear hall and externally, across the neighbouring properties, No 1 and No 3.

VIEWING

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

DIRECTIONS

Taking the A64 towards Scarborough, turn left at the traffic lights in Rillington. Sledgate is the first turning on the left and the property is identified by our To Let board.

SERVICES

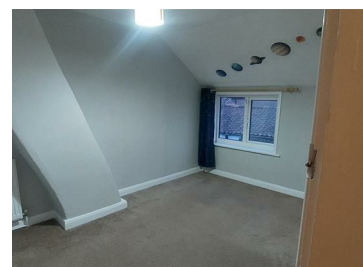
The property benefits from mains electricity, water and drainage.

COUNCIL TAX

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

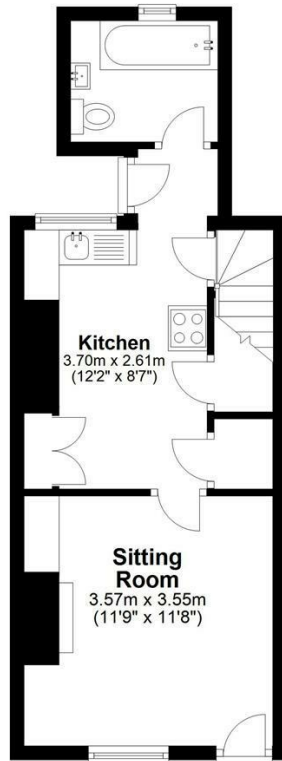
Assessed in Band E. The full EPC document can be viewed at our Malton office.



5 Sledgate | Rillington, Malton

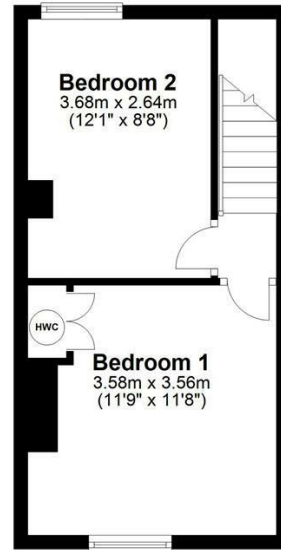
Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 57.4 sq. metres (617.8 sq. feet)

5 Sledgate, Rillington

VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

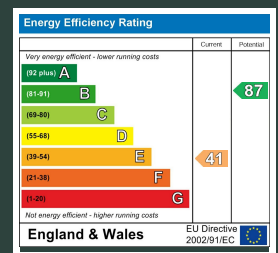
ENERGY PERFORMANCE RATING

E

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: reception@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