



4 Formby Mews | Norton, Malton

No.4 comprises a two bedroom end of terrace property located in a quiet residential area, close to local amenities and transport links.

- A two bedroom end of terrace property
- Two bedrooms and shower room
- Convenient location in the popular market town of Malton, with excellent transport links
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Open plan kitchen, dining, living room
- Off-street parking for one vehicle
- Usual reference checks apply following an application
- Available July 2026



£695 PCM

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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE LOBBY

4'11 x 4'7 (max) (1.50m x 1.40m (max))

A uPVC entrance door leads into the lobby, with gas-fired boiler, uPVC double glazed window, laminate floor, coat hooks.

KITCHEN / LIVING AREA

13'9 x 19'4 max (4.19m x 5.89m max)

The kitchen area is fitted with a range of base and wall mounted units and work surfaces over, tiled splash back, stainless steel sink and drainer with chrome mixer taps over, electric over and 4 ring gas hob over, extractor hood, plumbing for washing machine, front aspect uPVC double glazed window. The living area has a front aspect uPVC double glazed window, radiator, and feature fireplace with open fire. Open staircase to the first floor.

TO THE FIRST FLOOR LANDING

BEDROOM 1

10'6 x 8'10 (3.20m x 2.69m)

With front aspect uPVC double glazed window, radiator, over stairs storage cupboard.

BEDROOM 2

7'3 x 9'10 (2.21m x 3.00m)

With front aspect uPVC double glazed window, radiator, loft hatch.

SHOWER ROOM

6'3 x 6'3 (1.91m x 1.91m)

A three-piece suite comprising low flush wc, pedestal wash hand basin and shower cubicle. Radiator, fully tiled walls, extractor fan.



OUTSIDE

The property benefits from a gravelled area to the front of the property, providing off-street parking for one vehicle.

SERVICES

The property is connected to mains gas, electric, water and drainage. Central heating is provided by a gas-fired boiler.

VIEWING

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

DIRECTIONS

From our Malton office, proceed into Norton over the river bridge and level crossing, turning left on to Church Street. At the mini roundabout, turn right on to Wold Street; Formby Mews is the first right turn. No. 4 can be identified by our BoultonCooper 'To Let' board.

COUNCIL TAX BAND

We are verbally informed 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 D.

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VIEWING

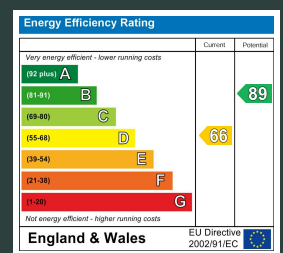
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COUNCIL TAX BAND

A

ENERGY PERFORMANCE RATING

D



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