

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



## 59 WHEELGATE, MALTON, YO17 7HP

**A two bedroom flat in the heart of Malton's Market town.**

**First Floor Flat**

**Bathroom**

**Kitchen/Living**

**Two Bedrooms**

**£585**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email: [rounthwaite-woodhead.co.uk](mailto:rounthwaite-woodhead.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

A well presented flat with modern fitted kitchen close to the Town's market place. Accommodation comprises; Living/Kitchen, Two Bedrooms, Bathroom. Gas Central Heating. Rent to include water and gas rates.

Malton has an excellent range of amenities, the Railway providing links to the Intercity service at York, a variety of sporting and social clubs and an interesting range of shops and supermarkets. There are Primary and Secondary Schools and good local eating establishments.

## General Information

Services: Mains electricity and water are connected. Connection to mains drains. Gas Central Heating.

Council Tax: The property has been assessed by Ryedale District Council as Band A.

Rent: £585 (including water and gas) per calendar month, payable monthly in advance by bankers order.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months but with preference for a longer term tenant.

Deposit: No deposit required.

Outgoings: Tenants will be responsible for payment of electricity, and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable). Water rates are included in the rent.



# Accommodation

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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