



## 26 Wold Street Malton, YO17 9AA

Number 26 Wold Street is a spacious two bedroom apartment located close to all the local amenities of Norton centre. Also within easy reach of the rail and bus stations. The accommodation is arranged over two floors and consists of a ground floor lobby, first floor kitchen, sitting room, two bedrooms and bathroom. The property benefits from gas central heating and majority double glazing. Available August ideally on a long term let. **NO PETS OR SMOKERS.**

**£625 Per Month**

# 26 Wold Street

Malton, YO17 9AA



- Two bedroom apartment
- Located in the heart of Norton
- NO PETS OR SMOKERS
- Arranged over two floors with spacious rooms
- Within easy reach of rail and bus stations
- Long term let preferred
- Neutral decor throughout
- Available end of August
- Gas central heating

## Ground Floor Entrance Lobby

Tiled floor and UPVC double glazed door to the front aspect. Stairs leading to the first floor.

## Kitchen (First Floor)

11'1" x 9'10" (3.4 x 3)

Range of wall and base units incorporating a stainless steel single drainer sink unit with mixer tap. Dishwasher point. Coving to ceiling. Casement window to the side. Tiled Floor.

## Sitting Room

13'1" x 12'5" (4 x 3.81)

Feature fireplace with electric fire.

Casement window to the front aspect. Telephone and TV points.

Coving to the ceiling. Three wall light points. Radiator.

## Bathroom

10'9" x 5'6" (3.3 x 1.7)

White suite comprising of panel bath, low flush WC and pedestal basin. Casement window to the rear. Radiator

## Landing Area

11'1" x 5'2" (3.4 x 1.6)

Gas central heating boiler. Door to the rear fire escape and stairs to bedroom one. Radiator.

## Bedroom One

16'0" x 12'5" (4.9 x 3.81)

Stripped floorboards. Fitted wardrobe. Casement window to the rear. Telephone point and radiator.

## Bedroom Two

9'1" x 9'1" (2.79 x 2.79)

Casement window to the front aspect and radiator.

## Services

Mains water, electricity and gas. Connection to mains sewerage.

## Council Tax Band A



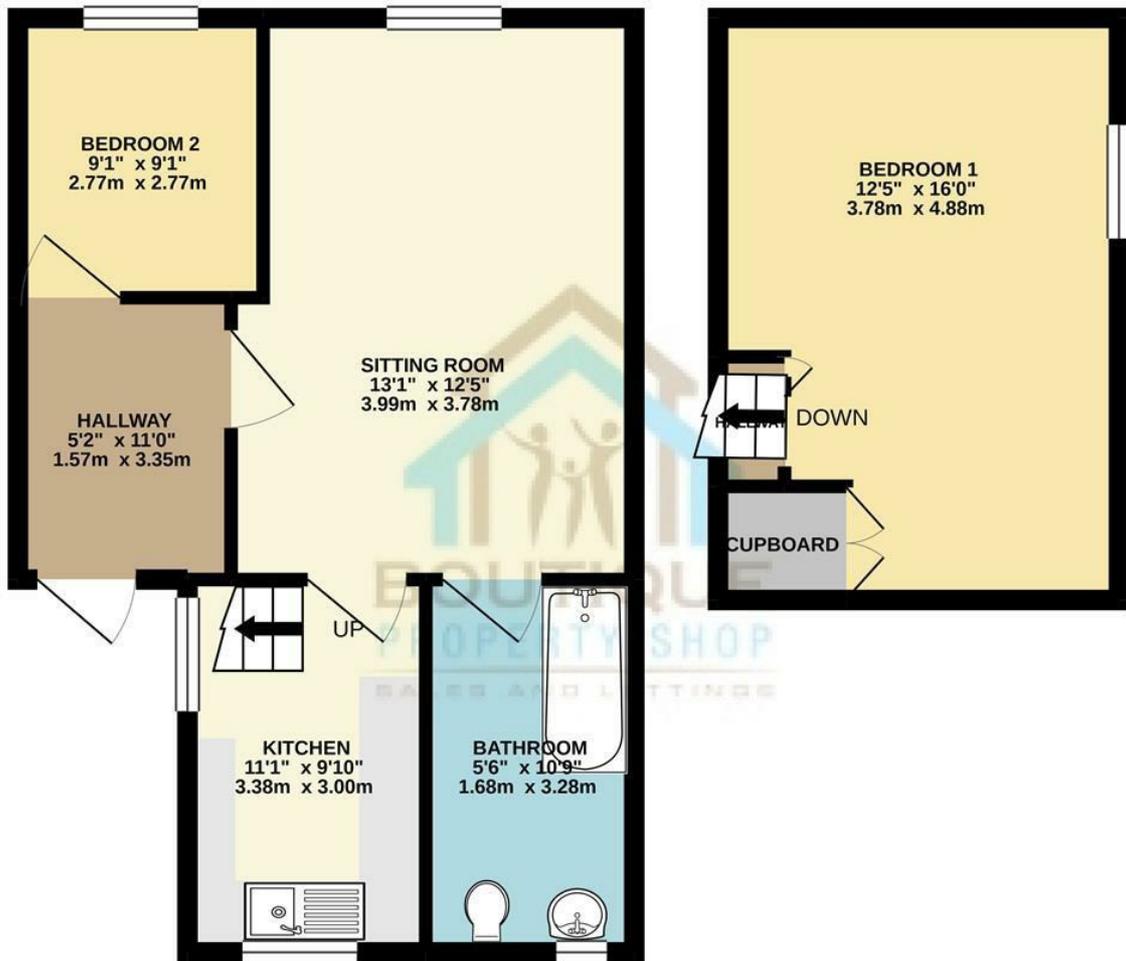
[Directions](#)



# Floor Plan

**GROUND FLOOR**  
424 sq.ft. (39.4 sq.m.) approx.

**1ST FLOOR**  
193 sq.ft. (17.9 sq.m.) approx.



**TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	