

**11 Riverside View, Malton
Yorkshire YO17 9RB**



£825 Per month

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AVAILABLE AT THE END OF JULY

Recently renovated three bedroom family home, located within walking distance of Malton and Norton town centres, close to amenities. The property benefits from being recently painted throughout, recently installed wood style laminate flooring and carpets.

The property briefly comprises to the first floor entrance hall, sitting room, kitchen/dining room with glass sliding door leading to enclosed fenced garden. To the first floor, two double bedrooms and a further single bedroom, house bathroom.

This property is to let on an Assured Shorthold Tenancy for an initial period of 12 months, renewable by agreement.

Pets by consideration, no smokers.

EPC Rating C, Council Tax Band B.

ENTRANCE HALL

Door to front aspect, coving and textured ceilings, laminated wood style floor, radiator, power points, stairs to first floor landing.

SITTING ROOM

Window to front aspect, coving and textured ceiling, radiator, feature fireplace (supply disconnected), power points, TV point and telephone point. Under stairs storage cupboard.



KITCHEN

Window and sliding glass door to rear aspect, coving and textured ceiling. Range of wall and base units with roll top work surfaces, soft close drawers and cupboards, sink and drainer unit. Plumbed for slimline dishwasher, washing machine, space for a fridge freezer. Electric oven with induction hob, extractor hood with metal splashback. Power points and TV wall point, radiator.



MASTER BEDROOM

Window to front aspect, textured ceilings, TV point, power points and radiator.



BEDROOM TWO

Window to rear aspect, textured ceilings, TV point, power points, radiator.



BEDROOM THREE

Window to rear aspect, textured ceilings, TV point, power points and radiator.

BATHROOM

Laminated wood style flooring, fully tiles walls, extractor fan. Three piece suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit. Heated towel rail, smart touch light up mirror.



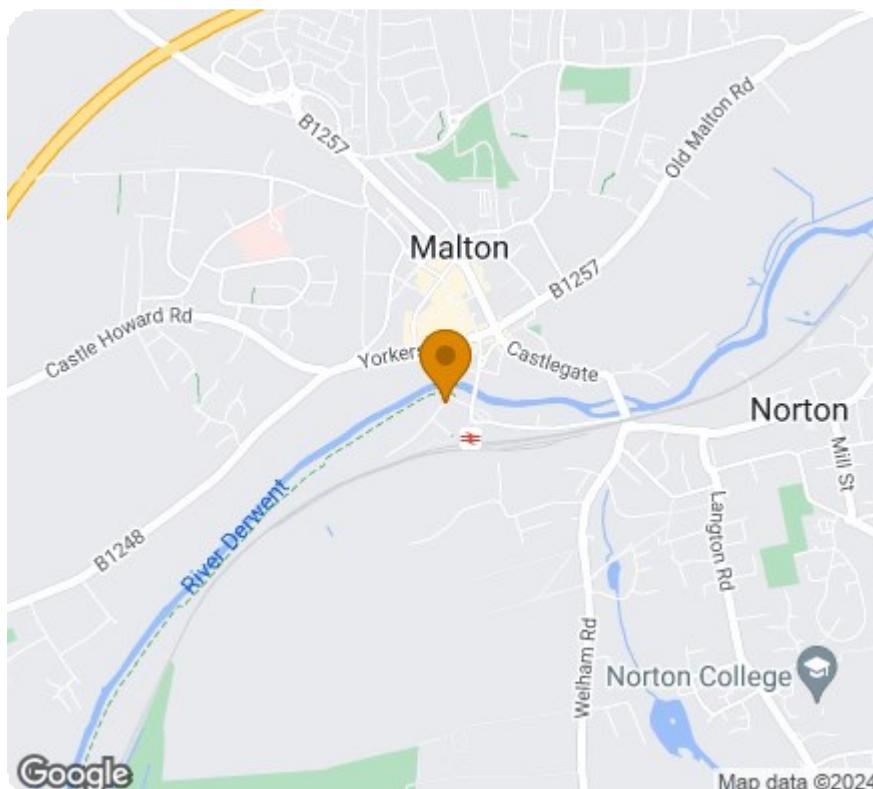
GARDEN

Fully enclosed private garden with gate for rear access. Paved patio area.

**PARKING**

Drive way parking for two or three vehicles. On street parking also available nearby.

**COUNCIL TAX BAND B****EPC RATING C**



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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