

W I L L O W G R E E N  
E S T A T E A G E N T S



**31 Hollis Court Castle Howard Road  
Malton, YO17 7AD**

**£750 Per month**

This beautifully presented, south facing, one bedroom first floor apartment with a Juliet balcony is located within the McCarthy Stone Retirement Living Development for the OVER 60s in a prominent area of Malton close to the town centre and its amenities. The accommodation comprises: modern fitted kitchen with integrated fridge, freezer and electric oven, hob and extractor fan, living room with patio doors to the Juliet balcony and a bathroom.

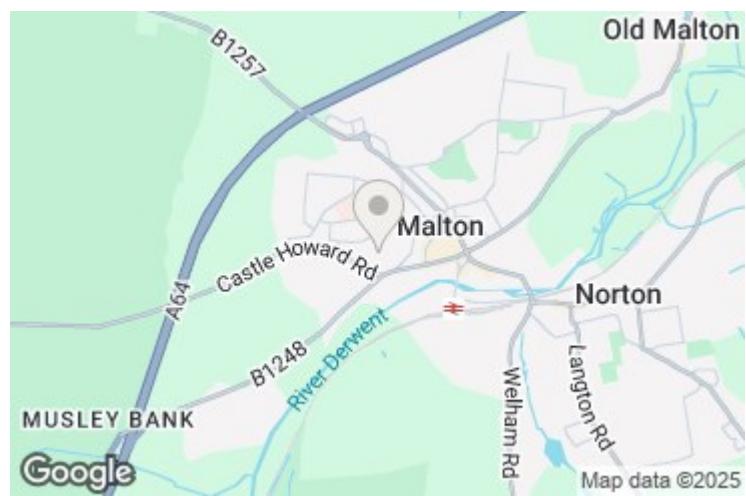
There are also communal areas which include a sitting room, laundry room, kitchen, bin store room and a room to charge a scooter.

Castle Howard Road is a desirable and established residential area of Malton within half a mile of the Market Place and Town Centre. Malton is a popular Market Town with an excellent range of local amenities. The Railway Station provides links to the Intercity service at York and the A64, which by-passes the town provides good road links both east and west.

Please email our lettings team [lettings@willowgreenestateagents.co.uk](mailto:lettings@willowgreenestateagents.co.uk). We will then email you a pre-application form which will need to be completed prior to being offered a viewing.

AVAILABLE IMMEDIATELY on an Assured Shorthold Tenancy for 12 months  
Please note that the rent includes: the monthly service charge, ground rent, water rates, building insurance and external window cleaning.

\* No smokers \* No pets  
\* EPC rating C \* Council Tax band B  
\* Let unfurnished \* Deposit £750





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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