



WILLOWGREEN

ESTATE AGENTS



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

£710

EMAIL LETTINGS@WILLOWGREENESTATEAGENTS.CO.UK FOR A VIEWING

Spacious two bedroom family home, located within walking distance of Malton and Norton town centres, close to amenities. The property benefits from modern decoration throughout and off street parking for up to two vehicles.

The property briefly comprises to the first floor entrance hall, sitting room leading to kitchen/dining room and doors on to garden. To the first floor; two spacious double bedrooms and the house bathroom.

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

No pets, no smokers.

ENTRANCE HALL

Stairs leading to first floor landing, radiator.

SITTING ROOM

15'3" x 10'2" (4.67m x 3.12m)



Window to front aspect, radiator, feature fire place, under stairs storage cupboard, power points.

KITCHEN/DINING AREA

13'3" x 9'3" (4.06m x 2.82m)



Window to rear aspect, recently installed range of base and wall units with integrated electric oven and gas hob. Plumbed for washing machine, cupboard housing IDEAL gas combi boiler installed in 2020. Radiator, power points and French doors leading on to rear garden.

BEDROOM ONE

13'3" x 10'9" (4.06m x 3.3m)



Window to front aspect, over stairs cupboard, radiator and power points.

BEDROOM TWO

13'5" x 7'8" (4.06m x 3.3m)



Window to rear aspect, radiator and power points.

HOUSE BATHROOM

7'1" x 5'8" (2.16m x 1.73m)



Opaque window to side aspect, tiled walls, three piece suite comprising of panel enclosed bath with shower attachment, low flush WC sink with pedestal, radiator.

GARDEN



Mainly laid to lawn with plant and shrub borders, paved patio area.

PARKING

Off street drive way parking for two vehicles.

COUNCIL TAX BAND B

SERVICES

Mains gas, water and drainage.



