



WILLOW GREEN

ESTATE AGENTS



14 Vine Street
Malton, North Yorkshire YO17 9JD

£825 Per month

AVAILABLE EARLY SEPTEMBER

No 14 is a traditional Victorian cottage style terrace with a rear garden. This lovely family home has been updated, extended and renovated throughout offering a modern open plan living to the rear of the property. The accommodation has a pleasing layout with a dining room at the front, sitting room opening into the kitchen with two velux skylights. On the first floor there are two double bedrooms and attic room off bedroom two.

TO ARRANGE A VIEWING:

Please email our lettings team lettings@willowgreene.stateagents.co.uk. We will then send you a pre application form to be completed prior to be offered a viewing.

-Pet by permission

-No smoking

- Available from early September 2024, long term let preferred.

The property is available to let on an Assured Shorthold Tenancy for Twelve Months, renewable by agreement. The rent is £825.00 per calendar month payable monthly in advance and a deposit/bond of £825.00 is required before the commencement of the tenancy. In addition to the rent the tenant will be responsible for all outgoings.

EPC RATING C

ENTRANCE PORCH

UPVC front door, tiled floor, panelled walls, cupboard housing fuse box, wooden glass door into dining room,

DINING ROOM

11'4 x 9'4 (3.45m x 2.84m)



UPVC window to front, laminate flooring, feature fireplace with stone lintle and stone inset, understairs cupboard.

LOUNGE

12'1 x 12 (3.68m x 3.66m)



Radiator, power points, TV point, spotlights, open fireplace (not currently used) opening into the kitchen.

KITCHEN

13'0 x 10'7 (3.96m x 3.23m)



UPVC window to rear aspect, tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit ceramic mixer taps, space for fridge/freezer, extractor hood, power points, 2 x Velux skylights, spotlights, space for range cooker, underfloor heating, wooden door partly glazed leading to rear garden.

GROUND FLOOR BATHROOM

9'7 x 3'5 (2.92m x 1.04m)



UPVC window to side opaque style, radiator, towel radiator, wood floor, panel enclosed bath with mixer taps and shower attachment and glass shower screen, low flush WC, wash hand basin pedestal, partly tiled walls, extractor fan

BEDROOM ONE

12 x 11'11 (3.66m x 3.63m)



UPVC window to rear aspect, radiator, TV point, power points, fitted cupboards over stairs.

BEDROOM TWO

11'1 x 11'10 (3.38m x 3.61m)



UPVC window to front, fitted wardrobes, radiator, power points, fireplace.

ATTIC ROOM

11'2 x 12'4 (3.40m x 3.76m)

Radiator, power and light, storage into eaves, space saving staircase.

GARDEN

Lovely rear garden with a long lawned area, patio area, wooden planters, decking area with a built in sand pit, wooden garden shed.

SERVICES

Mains gas, water and electricity.

COUNCIL TAX BAND B

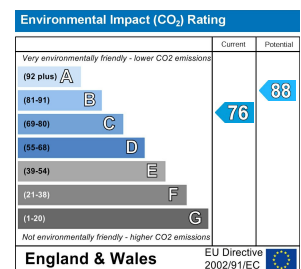
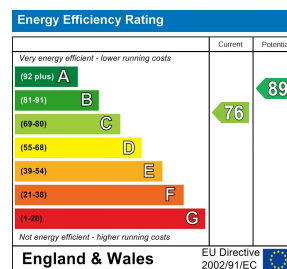
LOCATION

Norton offers a good range of facilities and adjoins the popular market town of Malton, with primary and secondary schools. Malton railway station provides regular connections to York, Leeds, and Scarborough. The ancient city of York, the North York Moors National Park, Yorkshire Wolds and the coastal resorts of Scarborough, Whitby, Filey and Bridlington are all commutable.

ADDITIONAL INFORMATION

The property is available to let on an Assured Shorthold Tenancy for Twelve Months, renewable by agreement. The rent is £825.00 per calendar month payable monthly in advance and a deposit/bond of £825.00 is required before the commencement of the tenancy. In addition to the rent the tenant will be responsible for all outgoings.





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