



### **The Granary Great Habton Malton North Yorkshire**

Delightful Three Bedroom Cottage situated in the village of Great Habton. The property benefits from oil fired central heating, has recently been recarpeted and decorated throughout. Available to let on Assured Shorthold Tenancy for Twelve months, renewable by agreement.

**Rental: £ 450 per month**



**Bulmers Letting Agency**

17 Yorkersgate Malton North Yorkshire YO17 7AA

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## **THE ACCOMMODATION COMPRISES**

### **SIDE DOOR - ENTRANCE HALL**

Radiator.

### **CLOAKROOM**

Low flush W.C. Pedestal basin. Radiator.

### **SITTING ROOM**

4.40m(14'5") x 4.40m(14'5")

Double patio doors to front garden area. Stairs off. Television point. Telephone point. Two radiators.

### **KITCHEN**

4.30m(14'1") x 3.80m(12'6")

Range of floor and wall units incorporating single drainer stainless steel sink unit. Automatic washing machine point. Wallstar oil fired central heating boiler. Understairs cupboard. Part tiled walls. Radiator.

### **FIRST FLOOR - LANDING**

Airing cupboard containing hot water cylinder and electric immersion heater.

### **BEDROOM ONE**

4.40m(14'5") x 2.20m(7'3")

Fitted wardrobe. Radiator.

### **BEDROOM TWO**

4.50m(14'9") x 2.10m(6'11")

Fitted wardrobe. Radiator.

### **BEDROOM THREE**

3.40m(11'2") x 2.20m(7'3")

Radiator.

### **BATHROOM AND W.C.**

2.80m(9'2") x 1.90m(6'3")

Matching white suite comprising bath, pedestal basin and low level W.C. Radiator.

### **OUTSIDE**

Garden area to front. Parking to rear. Single garage. Oil tank.

## **GENERAL INFORMATION**

Services: Mains water, electricity and drainage  
Council Tax: Band C  
Viewing: Strictly by appointment through the agents office

The property is available to let on an Assured Shorthold Tenancy for Twelve months, renewable by agreement. The rent is £450 per calendar month, payable monthly in advance and a deposit/bond of £450 is required before the commencement of the tenancy. In addition to the rent the Tenant will be responsible for all outgoings.

## **APPLYING FOR THE PROPERTY**

After viewing the property please complete the application form which can be obtained from our office or printed off the website. When the form is completed please return to 15 Yorkersgate, Malton, North Yorkshire, YO17 7AA and at that point your application will be discussed with the Landlord.

## **APPLICATION APPROVAL**

If your application is chosen to be processed then you will be requested to pay £35.00 including VAT per person as soon as possible to hold the property for you. (this subject to the application form being approved by the referencing company).

## **ASSURED SHORTHOLD TENANCY AGREEMENT**

On the signing of the Assured Shorthold Tenancy Agreement a £50 plus VAT administration charge will be payable by the ingoing tenant.