



21 Castlegate Malton North Yorkshire

A two bedroom terraced house in situated close to Malton town centre. Gas fired central heating. Patio and yard area. Available to let on an Assured Shorthold Tenancy for six to twelve months, renewable by agreement. Pets By Permission, No DHSS.

Rental: £ 475 per month



Bulmers Letting Agency

17 Yorkersgate Malton North Yorkshire YO17 7AA

T: 01653 69 75 69 F: 01653 69 92 69 E: info@bulmersletting.co.uk www.bulmersletting.co.uk



THE ACCOMMODATION COMPRISES

FRONT DOOR

ENTRANCE HALL

Stairs off. Radiator. White painted cupboard containing Sime gas fired central heating boiler.

SITTING ROOM

4.40m(14'5") x 3.20m(10'6")

Open fireplace with ornate tiled inset and timber mantle.
Radiator.



KITCHEN

3.20m(10'6") x 3.00m(9'10")

Range of floor and wall units incorporating single drainer stainless steel sink unit. Beko double electric oven and extractor over. Gorenji automatic washing machine. Radiator.



REAR LOBBY

Door to rear.

FIRST FLOOR

BEDROOM ONE

4.40m(14'5") x 4.20m(13'9")

2 fitted cupboards. Radiator.



BEDROOM TWO

3.00m(9'10") x 2.90m(9'6")

Telephone point. Fitted cupboard. Radiator.

BATHROOM AND WC

2.30m(7'7") x 1.80m(5'11")

Matching white suite comprising bath, pedestal basin and low level WC. Vanity unit with basin. Essentials shower over bath. Part tiled walls. Radiator.

OUTSIDE

Raised patio area to rear with extra yard to side. Access over neighboring property to front.



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.

Council Tax: Band - B

Viewing: Strictly by appointment through the Agents office.

Pets By Permission, No DHSS

The property is available to let on an Assured Shorthold Tenancy for Six Months. The rent is £475 per calendar month, payable monthly in advance and a deposit/bond of £475 will be 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 chose to be processed then you will be requested to pay £35 including VAT per person as soon as possible to hold the property for you (this is 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 + VAT administration charge will be payable by the ingoing tenant.