Cundalls

CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • LAND & ESTATE AGENTS • FINE ART & FURNITURE

ESTABLISHED 1860

5 MIDDLECAVE DRIVE
MALTON

A semi-detached three bedroom house conveniently situated for local amenities.
Large gardens, ample parking and single garage.
Available to let on Assured Shorthold Tenancy for 6 to 12 months.

RENT £495 PCM

ISO 9001 CERTIFIED ORGANISATION
URS UKAS QUALITY MANAGEMENT 043-A
United Registrar of Systems Cert No. 1745

15 Market Place, Malton, North Yorkshire, YO17 7LP **Tel:** 01653 697820
Fax: 01653 698305 **Email:** malton@cundalls.co.uk **Website:** www.cundalls.co.uk

RICS

5 MIDDLECAVE DRIVE, MALTON, YO17 7BB

5 Middlecave Drive is a brick built semi-detached town house, set in a popular residential location. The accommodation briefly comprises: Entrance hall, two reception rooms, kitchen and cloakroom, covered porch. First Floor landing, three bedrooms and bathroom with separate WC. The property benefits from large gardens particularly to the rear, off street parking and garage.

Malton is a traditional market town which offers a good range of amenities, including shops, restaurants, pubs, tennis courts, swimming pool, gym, cinema and excellent schools.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE
Door to the front. Coat hooks.

ENTRANCE HALL
3.50m(11'6") x 1.20m(3'11")
Stairs leading off to the first floor. Smoke alarm. Telephone point. Electric night storage heater.

CLOAKROOM
Matching wash hand basin and low flush WC. Glazed casement window to the front. Coat hooks.

SITTING ROOM
4.00m(13'1") x 3.90m(12'10") (into bay)
Bay window to the front. Coving. Wall mounted gas fire. Television point.

DINING ROOM
3.60m(11'10") x 3.60m(11'10")
French doors leading out to the rear garden. Wall mounted gas fire with back boiler behind. Coving. Television point.

KITCHEN
2.60m(8'6") x 2.50m(8'2") (max)
Range of fitted floor units incorporating stainless steel single drainer sink unit. Casement window to the rear. Automatic washing machine point. Extractor fan. Wall mounted cabinet. Pantry with fitted shelving and electric meters and fuse box. (Cooker and fridge available by negotiation)

COVERED SIDE ENTRANCE
5.60m(18'4") x 1.90m(6'3")
Concrete floor. Under stairs cupboard. Electric power and light. Doors to the front and rear. Door leading to the garage.

FIRST FLOOR

LANDING
Two casement windows to the side on the stairs area. Smoke alarm. Loft hatch.

BEDROOM ONE
3.90m(12'10") x 3.50m(11'6")
Casement window to the front. Fitted wardrobe. Electric heater.

BEDROOM TWO
3.60m(11'10") x 3.10m(10'2") (min)
Casement window to the rear. Fitted wardrobe. Airing cupboard containing hot water cylinder and electric immersion heater with fitted shelving. Telephone point.

BEDROOM THREE
2.30m(7'7") 2.2 x 2.20m(7'3")
Casement window to the front.

BATHROOM
2.50m(8'2") x 1.70m(5'7")
Matching white suite comprising: White pedestal basin, bath with electric Mira shower over. Electric heater. Glazed casement window to the rear. Vent.

SEPERATE WC
White low flush WC. Glazed casement window to the side.

OUTSIDE

There are good sized gardens to the front and rear, particularly large to the rear. A tarmac drive leads to the single garage, with a stone flagged path to the side of the garage. The front garden has a variety of flowers and shrubs dotted between gravel hard standing, the garden is enclosed by a hedge to the front. The rear garden is private and mainly laid to lawn enclosed by timber fencing and mature hedging to all sides

GARAGE
6.00m(19'8") x 3.10m(10'2")
Double painted timber doors. Concrete floor. Three casement windows. Electric power and light.

GENERAL INFORMATION

Services:	Mains water, electricity and drainage.
Council Tax:	Band D
Postcode:	YO17 7BB
Tenure:	We understand that the property is available to let on an Assured Shorthold Tenancy for 6 to 12 months
Bond:	£495.00
Rent:	£495.00 PCM
Viewings:	Strictly by appointment through the agents Malton office.
Sorry:	No Pets, smokers or DHSS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Applications are to be made in writing on our application form a copy of which can be downloaded from our website (www.cundalls.co.uk) or by request from our Malton Office. It will be necessary for the applicant to sign the form and pay £30.00 for a status enquiry to confirm his or her suitability for the payment of rent at the required level.

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Also at: 40 Burgate, Pickering, North Yorkshire, YO18 7AU
Tel: 01751 472766 Fax: 01751 472992 Email: pickering@cundalls.co.uk
Website: www.cundalls.co.uk
PARTNERS IN MALTON LIVESTOCK AUCTIONEERS

PARTNERS:
G. P. Woodall (Chairman)
F. H. Dimmey F.R.I.C.S., F.A.A.V.
P. B. Elwess Dip VEM, F.R.I.C.S.
S.P.W. Edwards F.R.I.C.S.

ASSOCIATE:
K.D.Warters M.R.I.C.S.

CONSULTANT:
J. A. Cundall