

24 WOLD STREET NORTON



A Ground floor self contained one bedroom flat
Close to the centre of Norton

£275 PER CALENDAR MONTH

24 Wold Street is a self contained ground floor flat located close to the centre of Norton . The flat briefly comprises open plan lounge/kitchen, bedroom and shower room. There is electric heating and the windows are double glazed.

Norton offers a range of amenities, including golf club, bowling club, newly refurbished leisure centre with swimming pool and gym; schools, churches, and a number of shops and pubs. Wold Street runs between Commercial Street and Langton Road and the property is identified by our 'To Let board'.

ACCOMMODATION

LOUNGE / KITCHEN

5.40m(17'9") x 2.90m(9'6")

Casement window to the front. Door to the side. Wall mounted electric heater.

Kitchen area with range of units incorporating a stainless steel single drainer sink unit. Automatic washing machine point. Extractor fan.

SHOWER ROOM

2.40m(7'10") x 1.60m(5'3")

Shower cubicle, low flush WC and wash hand basin. Extractor fan. Casement window to the side.

BEDROOM

4.70m(15'5") x 2.70m(8'10") (max)

Casement window to the side. Wall mounted electric heater. Airing cupboard containing the hot water cylinder with electric immersion heater.

GENERAL INFORMATION

Services: Mains water, electricity and drainage

Council Tax: Band

Post Code: YO17 9AA

Term: Available to let on an Assured Shorthold Tenancy for an initial period of 12 months

Viewing: Strictly by appointment through the agents Malton office.

Please Note: No smokers, no DHSS or pets

This property is available to let on an Assured Shorthold Tenancy for an initial period of 12 months. The rent is £295.00 per calendar month payable in advance and a deposit/bond of £ 350.00 will be required to be paid before commencement of the tenancy. In addition to the rent the Tenant will be responsible for all outgoings including the payment of Council Tax, electricity and water rates.

Applications are to be in writing giving full details of existing circumstances including employment and family details. Name and address of a personal reference should be provided and it will be necessary for the applicant to sign and pay £30 for a status enquiry to confirm his or her suitability for the payment of rent at the required level.

The room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with the metric measurements.

Please note that the services as described have not been tested and cannot be guaranteed. Charges may be payable for service connections.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property