



## Church View, Langton

Malton, North Yorkshire, YO17 9QP



Charming 3-bedroom cottage in one of  
Yorkshire's finest villages close to Malton

**AVAILABLE - JANUARY 24**

**TO LET**

Rent: £950 per calendar month



# Church View, Langton, Malton, North Yorkshire

Malton 4 miles | York 17 miles | Scarborough 26 miles | Leeds 44 miles (Distances Approximate)

## THE PROPERTY

Church View forms part of the Langton Estate and comprises a charming stone built 3-bedroom semi-detached cottage overlooking the village green. Externally the property benefits from a large and enclosed rear garden and on-street parking.

## LANGTON VILLAGE

Langton is located within a picturesque valley and retains the historic charm of an estate village, is designated as a conservation area and benefits from a well-supported primary school, rated as 'Good' by Ofsted. Surrounding the village is beautiful countryside with an abundance of walking and cycling routes.

## THE LOCAL AREA

Langton is conveniently located 4 miles south of Malton and within easy reach of the many highlights Yorkshire has to offer including the Howardian Hills Area of Outstanding Natural Beauty, the spectacular North York Moors National Park, Dalby Forest, the East Yorkshire Wolds and the Heritage coast.

Malton is a vibrant, quintessential market town, with a rich horse racing heritage centered around the public gallops located on the Langton Estate. Recognised as 'Yorkshire's Food Capital', it provides an excellent range of services, amenities, shops, cafes, restaurants and artisan producers. The town hosts regular events including the 'Malton Food Festival' markets, Christmas fairs and offers numerous places to explore and enjoy ([www.visitmalton.com](http://www.visitmalton.com)).

The area is well connected via the 'A64' trunk road and a direct train service from Malton via York to the East Coast Main Line and the Trans Pennine Express. The historic Coty of York is within comfortable travelling distance (by car or rail) with airports at Leeds, Teesside and Manchester.

## LOCATION

The What3Words reference is: [///fury.regular.purified](https://www.what3words.com////fury.regular.purified)

## ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

## SERVICES

- Mains electricity.
- Mains water.
- Heating from an oil-fired system.
- Foul drainage to a private shared system.

## LOCAL AUTHORITY

North Yorkshire Council

## OUTGOINGS

Council Tax - Band C. The tenant is responsible for all outgoing payments payable in relation to the property under the terms of the tenancy.

## LANDLORD'S WORKS

Langton Estate operates an ongoing maintenance program. If possible, any necessary internal works will be completed before a new tenancy commences.

## TENANCY TERMS

The property is to be let unfurnished on an Assured Short-hold Tenancy (AST) on the following terms:

- Initial term of 6 months.
- Rent payable in advance by standing order.
- Pets only considered with prior permission.
- No smoking policy.

## SECURITY DEPOSIT

A Security Deposit equal to 5 week's rent (£1,096) will be payable to the Agent prior to the commencement of the tenancy. The deposit will be registered under the Tenancy Deposit Scheme (TDS) Custodial Scheme and returned at the termination of the tenancy, subject to all tenancy obligations having been met.

## VIEWINGS & APPLICATION PROCESS

Viewings are strictly by appointment with the agents and will be conducted at the end of December 23/early January 24. Interested parties should register with the agents, with the proposed applicant required to pay a Holding Deposit and submit a Tenancy Application Form to the Agent. The application will also be independently assessed by a Credit Referencing Company.

## HOLDING DEPOSIT

A Holding Deposit, equal to one week's rent (£219) is payable at the start of the tenancy application process. Once received, the terms of the letting are to be agreed within 15 days (unless agreed otherwise). The Holding Deposit will be offset against the Security Deposit once terms are agreed.

If the landlord decides not to rent the property or an agreement to let cannot be reached within 15 days, the Holding Deposit will be refunded. If the Applicant decides not to proceed with the letting, unreasonably delays the letting process, provides false/misleading information or fails any checks, the Agent will retain the Holding Deposit.

## FURTHER INFORMATION

Please contact:

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## IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Interested parties should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for guidance only and do not constitute an offer or contract.

Brochure Reference: AFC/11/V.1 | Particulars prepared: November 2023 | Photographs taken: April 2023