



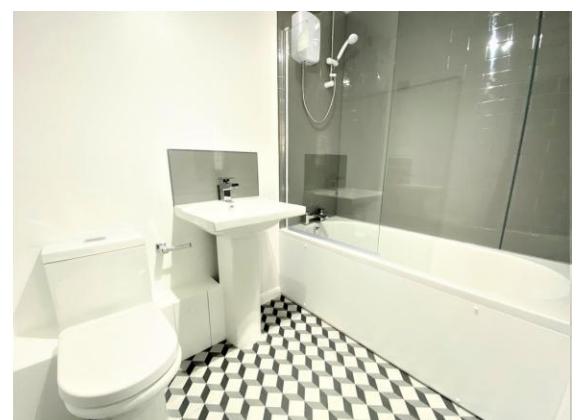
**HOME**  
MARKETING & MANAGEMENT

KINGS MILL, SHEEPFOOT HILL YO17 7DS

**£750 PCM**



Grade 2 Listed Mill Conversion  
2 Double Bedroomed Apartment  
River Views  
Off Street Parking  
White Modern Bathroom  
Modern Decor and Flooring  
Gas Central Heating  
Matt Grey Integral Kitchen  
Large Open Plan Living Room  
Storage Cupboards



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## GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A beautifully presented two double bedroom apartment in a recently renovated mill conversion with off street parking situated in the sought after area of Malton. Will be of particular interest to professionals seeking accommodation of style and charm which benefits from: neutral décor throughout; gas central heating with combination boiler; modern white bathroom suite; modern matt grey kitchen with integral washing machine; river views; off street parking. Offers excellent commuting access to York, Scarborough and Malton itself and an early inspection is recommended to appreciate the style and size of the accommodation on offer. Deposit 865. Available 13th May 2025.

## ROOM MEASUREMENTS

**LIVING KITCHEN** 18' 7" x 14' 1" (5.66m x 4.29m)

**DOUBLE BEDROOM 1** 15' 11" x 10' 9" (4.85m x 3.28m)

**DOUBLE BEDROOM 2** 13' 7" x 9' 6" (4.14m x 2.9m)

max

**BATHROOM** 7' 3" x 5' 2" (2.21m x 1.57m)

**HALLWAY** 15' 8" x 9' 3" (4.78m x 2.82m)

max

## HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market. Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

## COUNCIL TAX BAND

A

## OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.