



4 Market Place | Kirkbymoorside, York

A delightful four bedroom town house over three floors situated in the centre of the popular market town of Kirkbymoorside.

- A recently refurbished three storey town house
- First floor: bedroom one/2nd sitting room and family bathroom
- Second floor: three bedrooms
- No smokers or pets
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Sitting room, kitchen and utility
- Central location in the heart of the town centre amenities
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately

£675 PCM



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE DOOR

Leads to:

RECEPTION HALLWAY

Staircase to first floor, coving to ceiling, radiator, coat hooks, door to:

SITTING ROOM

13'5" max 10'9" min x 12'9" (4.09m max
3.28m min x 3.89m)

Front aspect picture window with stained glass tops, decorative fireplace with tiled back and hearth and timber surround, coving to ceiling, radiator.

KITCHEN

12'11" x 9' (3.94m x 2.74m)

Rear aspect window with window seat, range of base mounted units, stainless steel sink and drainer, tiled splash backs, space for cooker with extractor hood over, understair storage cupboard, flagstone flooring, radiator.

UTILITY AREA

14'5" x 4' (4.39m x 1.22m)

Side aspect 2 no. windows, range of base mounted units, plumbing for washing machine, wall mounted boiler, radiator, door to outside.

TO THE FIRST FLOOR

LANDING

Radiator, staircase to second floor.

BEDROOM 1/SECOND SITTING ROOM

15'4" x 12' (4.67m x 3.66m)

Front aspect twin bay windows with stained glass tops, decorative cast iron fireplace with tiled insets and hearth, timber surround, radiator.

BATHROOM

2 no. windows, three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc, tiled splash backs, chrome heated towel rail, extractor fan.



BEDROOM 2

12' x 7' (3.66m x 2.13m)

Front aspect window, built-in cupboard, radiator, door to:

SECOND FLOOR

BEDROOM 3/DRESSING ROOM

15' max 11'6" min x 7'7" (4.57m max 3.51m min x 2.31m)

Front aspect window, radiator, access to roof space.

BEDROOM 4

13'2" x 9'9" (4.01m x 2.97m)

Rear aspect window and Velux window, exposed timber beams, radiator, restricted head height.

OUTSIDE

There is a small enclosed courtyard to the rear of the property with outside light and tap, together with 2 outhouses, one with power and light.

The property fronts directly onto the market place, to the front.

SERVICES

Mains gas, electricity, water and drainage supplies. Gas-fired central heating.

VIEWINGS

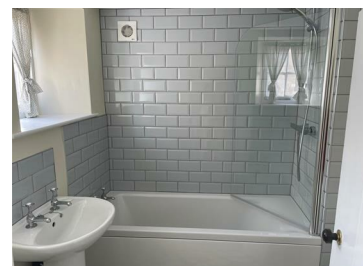
Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC document can be viewed at our Malton office.



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VIEWING

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COUNCIL TAX BAND

C

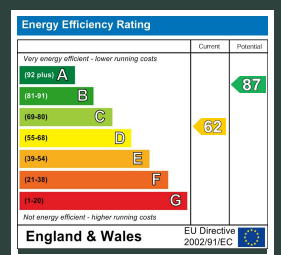
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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BC
Est. 1801