



Thornton Cottage Moor Lane | Sheriff Hutton, York

Thornton Cottage is a three bedroom detached property situated less than 3 miles south of the village of Sheriff Hutton and its extensive amenities, including primary school, village hall, sports facilities, two public houses and post office with village store.

- A three bedroom detached period cottage
- Three bedrooms and house bathroom
- Rural location 11 miles from both Malton and the City of York
- No pets nor smokers allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Kitchen, living room, cloakroom
- Off-street parking, gardens, and views across neighbouring countryside
- To be let on an initial 12 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- APPLICATIONS RECEIVED



£850 PCM

BoultonCooper

BC
Est. 1804

Thornton Cottage Moor Lane | Sheriff Hutton, York



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

7'2" x 2'8" (2.18m x 0.81m)

With uPVC entrance door, front aspect uPVC double glazed window, ceiling mounted smoke alarm, staircase to the first floor, and under stairs cupboard.

CLOAKROOM

5'7" x 2'7" (1.70m x 0.79m)

With high flush wc, part tiled walls, tiled floor, and front aspect uPVC opaque double glazed window.

LIVING ROOM

18'1" x 14'8" (5.51m x 4.47m)

A dual aspect room with uPVC double glazed windows to the front and side, fireplace (not in use) on tiled hearth with tiled surround, TV point, and fitted window blinds.

KITCHEN

12'5" x 8'10" (3.78m x 2.69m)

Fitted with a range of base and wall mounted units and work surfaces over, stainless steel sink and drainer, electric cooker with grill and 4 ring hob over, plumbing for a washing machine, storage cupboard, part tiled walls, single radiator, rear aspect uPVC double glazed window, and timber door to:

REAR PORCH

5'3" x 3'4" (1.60m x 1.02m)

Of timber construction, timber framed windows, and timber front door.

TO THE FIRST FLOOR

LANDING

9' x 5'6" plus 12'5" x 3'4" (2.74m x 1.68m plus 3.78m x 0.94m)

Front aspect uPVC double glazed window, ceiling mounted smoke alarm.

BEDROOM 1

12'4" x 9'2" (3.76m x 2.79m)

A dual aspect room with uPVC double glazed windows to the side and rear, single radiator.



BEDROOM 2

11'4" x 8'9" (3.45m x 2.67m)

With twin front aspect uPVC double glazed windows, single radiator.

BEDROOM 3

9'11" x 9'2" (3.02m x 2.79m)

Rear aspect uPVC double glazed window, fitted cupboards, single radiator.

BATHROOM

6' x 4'6" (1.83m x 1.37m)

A three-piece suite comprising panelled bath with shower over and curtain rail, low flush wc, and wash hand basin with chrome mixer taps. Front aspect uPVC opaque double glazed window, towel rail, and vinyl flooring.

OUTSIDE

Garden shed, 4 no. outside stores including coal/wood store, lawned gardens with paved areas.

SERVICES

We understand that the property is connected to mains electricity and water. Private drainage system. Central heating is provided by an external oil-fired boiler.

VIEWINGS

Strictly by appointment with the Agents, tel: 01653 692151.

DIRECTIONS

From our Malton office, proceed westbound on the A64 towards York for approximately 6 miles before turning right towards Foston. Continue through Foston and Thornton le Clay, and at the 'T' junction turn left on to Moor Lane. Thornton Cottage can be found on your left hand side after approximately $\frac{3}{4}$ mile, clearly identified by our BoultonCooper 'To Let' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective tenants are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC document can be viewed online or at our Malton office.



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COUNCIL TAX BAND

D

ENERGY PERFORMANCE RATING

E

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(81-91)	B	
(61-80)	C	
(55-60)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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