



1 The Courtyard | Wilton, Pickering

1 The Courtyard is a newly built single storey three bedroom property situated in this unique development located in the village of Wilton, with a private landscaped courtyard and gravelled driveway.

- Newly built single storey three bedroom property
- Three bedrooms, family bathroom and separate cloakroom
- To be let on an Assured Periodic Tenancy
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Immaculately presented with open plan modern kitchen, living and dining room
- Landscaped courtyard and lawned garden; off-street parking
- Usual reference checks apply following an application
- Available immediately



£995 Per Calendar Month

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ENTRANCE DOOR

Composite double glazed door leads to open plan living/kitchen diner.

HALLWAY

8'8" x 13'7" (2.64m x 4.14m)

Which leads into the Kitchen/Dining Room.

LIVING AREA/KITCHEN/DINING ROOM

12'5" x 18'6" & 10'11" x 20'4" (3.78m x 5.64m & 3.33m x 6.20m)

Quartz single drainer sink unit with chrome mixer tap over, high quality units comprising wall and base units incorporating drawer compartments and deep pan drawer, granite effect work surfaces. Built in Hotpoint microwave and built in oven, Hotpoint induction hob, built in fridge freezer, built in dishwasher and washer dryer. Double glazed windows to the front elevation, two double glazed velux windows, steps down to seating area with two sets of double glazed sliding patio doors, spot lighting to ceiling, door to: Bedroom Three/Snug.

UTILITY ROOM

6' x 7'3" (1.83m x 2.21m)

Walk-in cupboard housing the underfloor heating unit system.

GUEST CLOAKROOM

3'2" x 5'11" (0.97m x 1.80m)

Comprising Low Flush w.c., wash hand basin with cupboards below with mixer tap over, partial wall tiling, extractor fan.

INNER HALLWAY

BATHROOM

10'6" x 6'7" (3.20m x 2.01m)

Comprising; panelled bath, shower unit and shower rose, vanity unit with inset wash hand basin with cupboard below and mixer tap over, low flush w.c., partial wall tiling, heated towel rail and double glazed velux window.

MASTER BEDROOM

11'9" x 12'2" (3.58m x 3.71m)

With two double glazed windows.



BEDROOM 2

10'9" x 9'8" (3.28m x 2.95m)

With double glazed window.

BEDROOM 3 / SNUG

12'6" x 8'11" (3.81m x 2.72m)

With double glazed patio doors.

OUTSIDE

Landscaped courtyard offers good outside space together with patio area and lawn, there is a gravelled driveway providing off street parking for two vehicles and fencing to the boundaries.

SERVICES

Air source heating with underfloor heating throughout the property thermostatically controlled.

Mains electricity, water and drainage.

10 Year Building Warranty

COUNCIL TAX BAND

The property has not been brought into the Valuation list, therefore, the Council Tax Band is yet to be confirmed. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

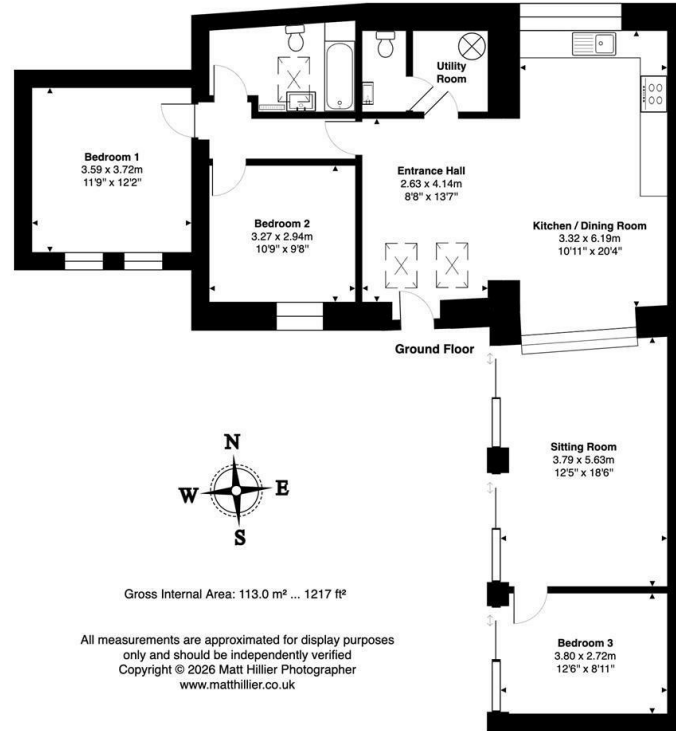
ENERGY PERFORMANCE RATING

Assessed in Band B. The full EPC can be viewed online (www.gov.uk/find-energy-certificate) or at our Malton Office.



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1 The Courtyard, Wilton, YO18 7JY



VIEWING

Strictly by appointment with the Agent.

COUNCIL TAX BAND

TBC

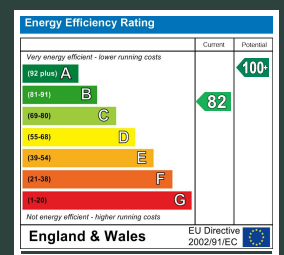
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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