



## 4 West View Mews | Pickering

No. 4 comprises a one bedroom ground floor mews property with off-street parking and yet within easy walking distance of Pickering market town centre.

West View Mews is a select development of one, two and three bedroom homes which have been sympathetically converted from the former Wesleyan day school ( Grade II listed building ) to a high specification of finish providing homes of character with all the comforts of modern living.

- Open plan living area
- Luxury shower room
- Parking area
- No smokers or pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- One Bedroom
- Gas fired central heating
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available on a furnished basis.

**£750 PCM**



**BoultonCooper**

**BC**  
Est. 1804

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### Entrance Hall

Radiator and meter cupboard.

### Open Plan Living Area

Arched window.

### Kitchen Area

Wall and floor units comprising sink unit with mixer taps, oven, hob and extractor fan, work tops and matching upstands. radiator, central heating thermostat and spot lights.

### Shower Room

Suite comprising shower cubicle, wash hand basin set in vanity unit with mixer taps, tongue and groove panelling to dado height, chrome towel/radiator, spot lights.

### Bedroom

With feature panelled wall, radiator, spot lights to ceiling. Arched window.

### Services

Mains electricity, water and drainage. Mains gas fired central heating.

### Management Company

To be set up by the freehold owners and to be responsible for communal features, such as maintenance of the driveway, electric gates, outside lighting and planters.





## COUNCIL TAX

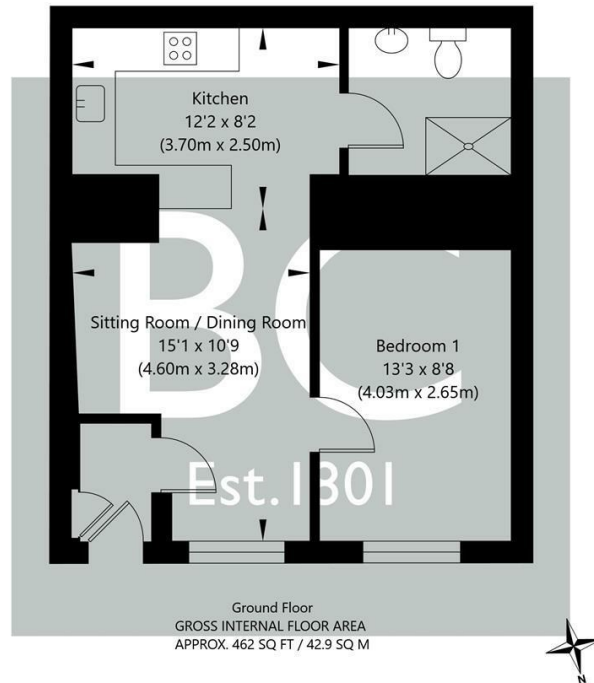
We are verbally informed the property lies in Band C. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## Energy Performance Certificate

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



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 462 SQ FT / 42.9 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

Strictly by appointment with the Agents.

## COUNCIL TAX BAND

C

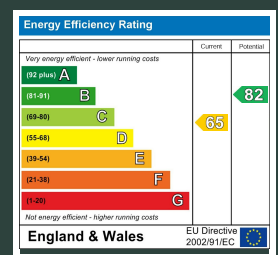
## ENERGY PERFORMANCE RATING

D

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