



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.

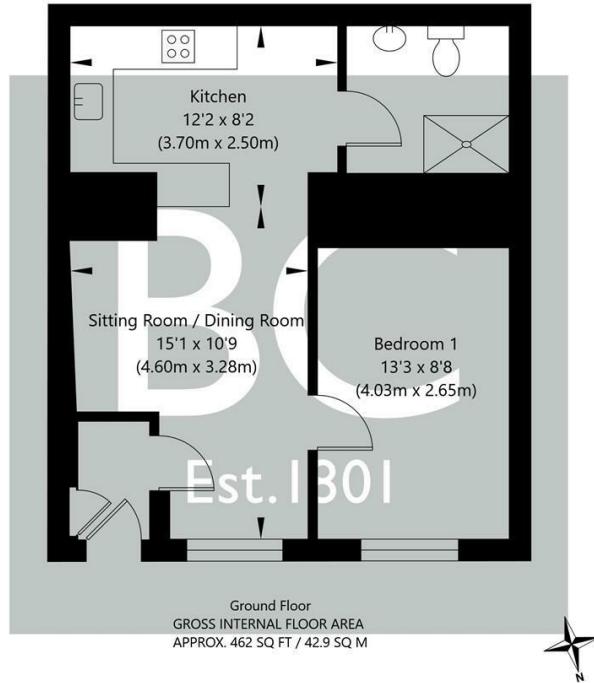


Energy Performance Certificate

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(91-81)	B	
(80-69)	C	
(68-58)	D	65
(57-54)	E	
(53-38)	F	
(37-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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