



Moorhouse Cottage, Wiseton Stables Wiseton, DN10 5AE

**£820 Per Calendar Month**

A UNIQUE OPPORTUNITY TO LET A TWO BEDROOM COTTAGE set within the magnificent surroundings of Wiseton Stables. Situated within the Grade II listed Stable Yard, the accommodation comprises: Lounge, Modern fitted Kitchen, two Bedrooms and Bathroom with three piece white suite. The communal courtyard provides ample parking space. Central for Retford, Doncaster & Gainsborough and within 10 minutes drive of the A1 at Blyth.

Early viewings are advised to avoid disappointment.

## LIVING ROOM 18'1" x 12'9" (5.53 x 3.91)



With radiator and under stairs storage cupboard

## KITCHEN 11'7" x 11'6" (3.54 x 3.51)



With modern units and integrated electric hob, oven and extractor hood. Radiator

## UTILITY ROOM 5'10" x 7'2" (1.78 x 2.19)



With W.C. Fitted worktop with space and plumbing for washing machine

## FIRST FLOOR LANDING



With feature exposed ceiling beams and trusses

## BEDROOM ONE 16'2" x 9'0" (4.95 x 2.76)



With radiator and exposed ceiling beam and trusses

## BEDROOM TWO 12'5" x 9'0" (3.8 x 2.76)



With double opening windows overlooking the Menage, radiator and exposed ceiling beam and trusses

## BATHROOM 8'0" x 8'11" (2.45 x 2.74)



With contemporary white suite and heated towel rail

## TENANCY INFORMATION

Bond £820

Rent £820 + £120 biomass invoiced separately by the landlord

Council Tax Band TBC

EPC Rating E

Holding Deposit £189.00

Restrictions: NO PETS, NO SMOKERS.

Property type: Mid Terrace Cottage

Heating type: TBC

Parking type: In courtyard

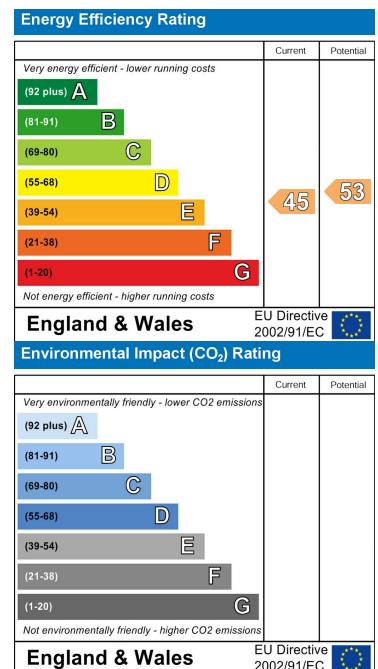
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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