

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



FLAT 3, WHEEL HOUSE TRAIN LANE, PICKERING, YO18 8DX

A newly refurbished ground floor apartment close to the town centre

Living Room

Bedroom

uPVC Double Glazing

Inner Hall

Shower Room

Residents Parking

Kitchen

Electric Heating

EPC Rating D

RENT: £525 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

Wheel House was previously a medical clinic and has been converted by the current owner into 7 smart one and two bedroom apartments with their own residents parking. They are convenient for the town's services being only a very short stroll to the centre.

Flat 3 is a ground floor, one bedroom apartment with a living room, a separate kitchen that includes a washing machine, fridge/freezer, electric oven and hob. The bedroom is served by a good sized shower room.

General Information

Services: Mains electricity and water are connected. Connection to mains drains. Electric Heating. Solar Panels. The tenant will reimburse the landlord for electricity used. There is a sub meter for this purpose.

Council Tax: The property is awaiting assessment by North Yorkshire Council

Rent: £525 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. Preference will be given to applicants without pets.

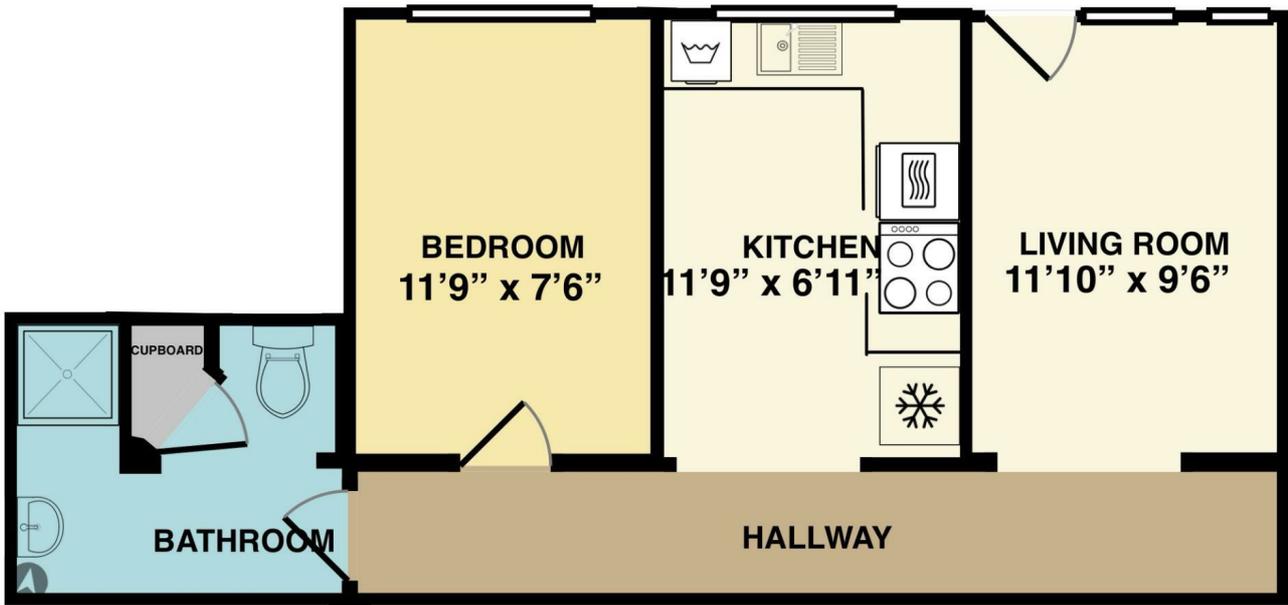
Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months but with preference for a longer term tenant.

Deposit: A deposit of one calendar months rent will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions (www.mydeposits.co.uk).

Outgoings: Tenants will be responsible for payment of electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).



Accommodation



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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