

ROUNTHWAITE & WOODHEAD

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



5A SMIDDY HILL, PICKERING, YO18 7AN

A refurbished first floor apartment overlooking The Green on Smiddy Hill

Communal Entrance

Living Kitchen

Gas Central Heating

Shower Room

Utility Room

Two Second Floor Bedrooms

Secure Store

Central Location

EPC Rating D

RENT: £600 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 an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and Intercity service beyond. Pickering has a active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

5a Smiddy Hill is a smart, recently refurbished apartment located above a retail unit (Great hair by Paula) in the heart of the town. It is accessed through a gated entrance to the right hand side of the shop where there is a useful and secure store; ideal for a bike. An internal staircase leads to the first floor living accommodation comprising a spacious kitchen/living room with modern fitted units, shower room and separate utility room. A second staircase leads off the living room to two second floor bedrooms.

The property will be available to rent unfurnished and preference will be given to those looking for a longer term let.

General Information

Services: Mains Gas, electricity and water are connected. Connection to mains drains. Gas central Heating. Double Glazing.

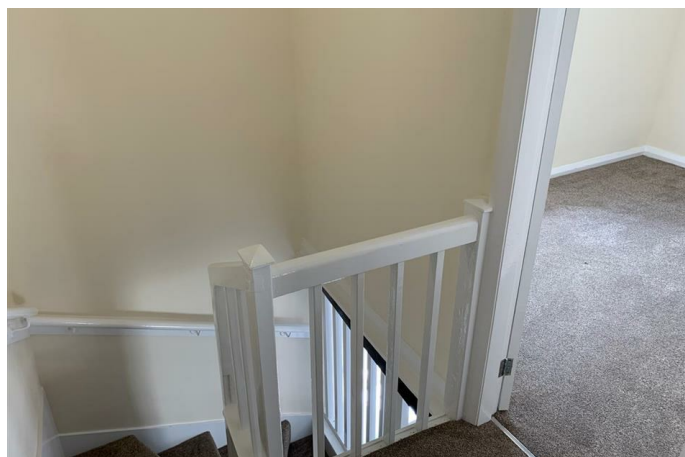
Council Tax: The property has been assessed by Ryedale District Council as Band A

Rent: £600 per calendar month, payable monthly in advance by bankers order. Strictly no smokers and no 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 £600 will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by MyDeposits.

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

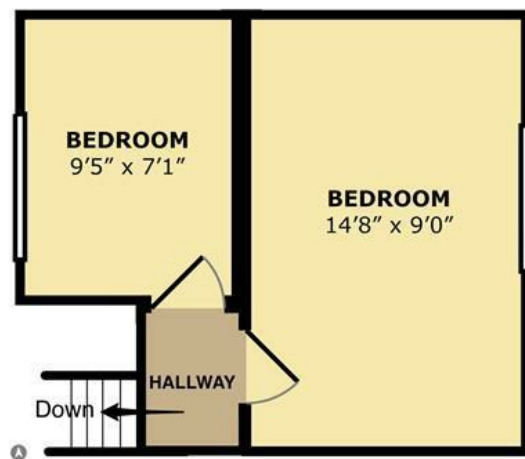


Accommodation

GROUND FLOOR



FIRST FLOOR



Not to scale. For illustration purposes only.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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