

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



VICTORIA COTTAGE, 39 PIERCY END, KIRKBYMOORSIDE, YO62 6DQ

**A newly refurbished town house offering immaculate accommodation
conveniently situated for all local amenities**

Kitchen

2/3 bedrooms

Use of a Glorious Garden

Living Area

Luxury Bathroom

Longer Term Let

First Floor Sitting Room

EPC Rating E

Available Now

RENT: £750 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

Description

Piercy End is one of the oldest streets in Kirkbymoorside, being the main route to the Market Place where a good range of local amenities are on hand. Referred to as 'The Gateway to the Moors' Kirkbymoorside is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday.

Victoria Cottage is the subject of a recent refurbishment program providing versatile living accommodation arranged over two floors which will be available to rent, to the right tenant, on a longer term basis. The property is immaculate and will be let unfurnished and with brand new carpets and curtains throughout.

The owners of the property live in the adjoining cottage where they have a glorious garden that extends to nearly an acre. A tenant of Victoria Cottage may enjoy the use of this garden if they wish, although they are not expected to do any digging !!

Street parking is usually available close by.

General Information

Services: The property has mains water and electricity. Connection to mains drains. Modern electric heating.

Council Tax: We are informed by Ryedale District Council that the property falls in band B.

Rent: £750 per calendar month, payable monthly in advance by standing order.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months.

Deposit: A deposit of £750 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 connection (if required and if applicable).



Accommodation

Ground Floor

Approx. 19.7 sq. metres (211.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 55.1 sq. metres (592.6 sq. feet)

39 Piercy End, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

ROUNTHWAITE & WOODHEAD