

ROUNTHWAITE & WOODHEAD

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



MANOR COTTAGE, CLAVERLY LEY LANE, OLD BYLAND, YO62 5LG

A detached stone built house with undisturbed views in a rural village setting

Dining Room	Sitting Room	Kitchen
4 Bedrooms	Utility Room	Family Bathroom
South Facing Garden	Garage	Ample Parking
Oil Central Heating	Part uPVC Double Glazing	EPC Rating: E

RENT: £1,000 PER MONTH

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

www.rounthwaite-woodhead.co.uk

Description

Manor Cottage is situated in the small, attractive village of Old Byland which is approximately 4.5 miles from the bustling market town of Helmsley within the beautiful North York Moors National Park. This detached stone built house is situated close to a working farm and occupies a large plot offering ample parking (plus a garage) and a wrap-around, lawned garden with beautiful undisturbed views of the surrounding fields and countryside.

The accommodation is arranged over two floors with part uPVC double glazing, oil fired central heating and open fires. There is a modern fitted kitchen, a separate utility room, cloakroom, dining room and large south facing sitting room on the ground floor. There are four good size bedrooms and a bathroom on the first floor.

General Information

Services: Mains water and electricity are connected. Drainage to septic tank. Oil Fired Central Heating.

Council Tax Band: Waiting to be assessed.

Rent: £1,000 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. Pets at the Landlords discretion. The house is close to a working farm with livestock.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial term of 12 months. A longer term tenant is preferred.

Deposit: A deposit of £1,000 will be required at the commencement of the tenancy and the bond will be protected under the scheme run by MyDeposits.

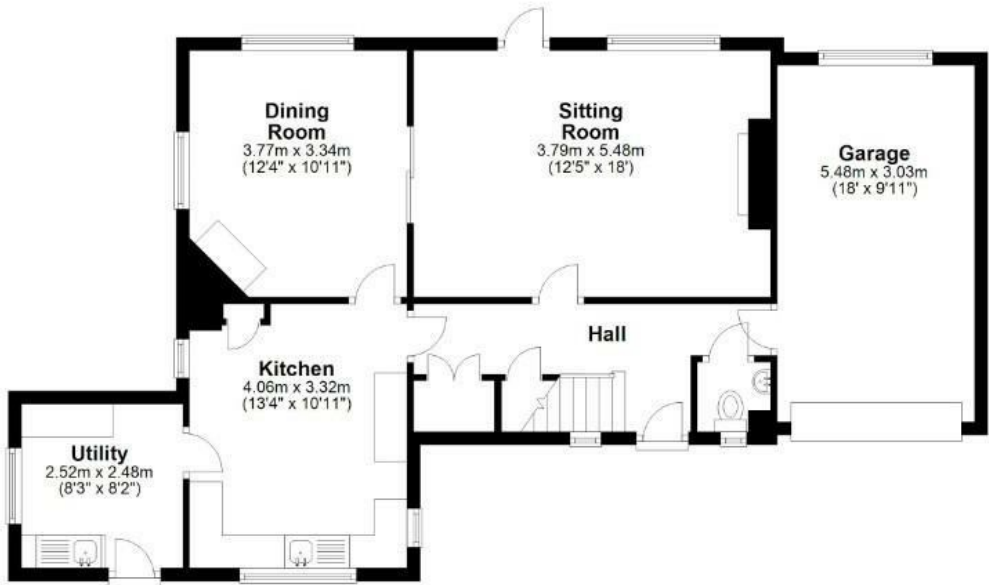
Outgoings: Tenants will be responsible for payment of oil, electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation

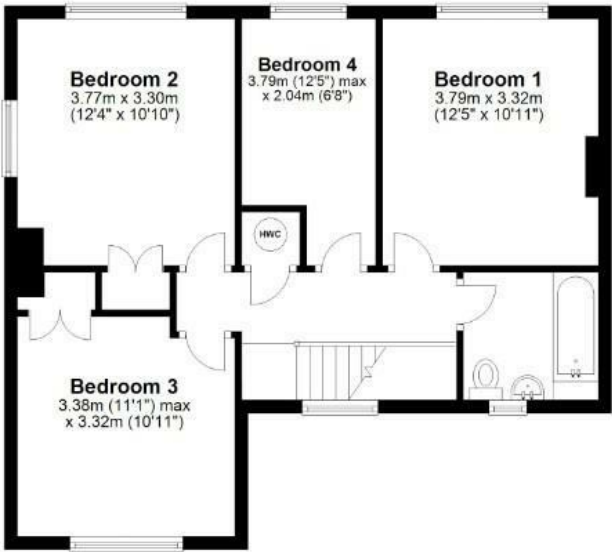
Ground Floor

Approx. 62.9 sq. metres (891.8 sq. feet)



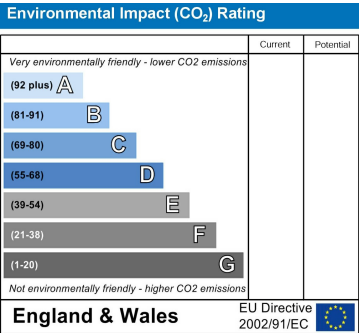
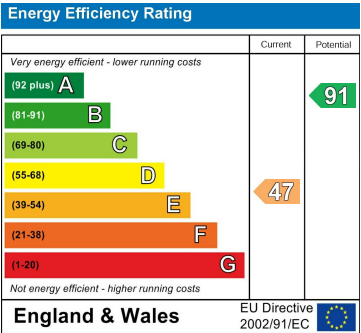
First Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



Total area: approx. 142.1 sq. metres (1529.2 sq. feet)

Manor Cottage, Old Byland





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

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