

ROUNTHWAITE & WOODHEAD

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



84 WEST END, KIRKBYMOORSIDE, YO62 6AF

A two bedroom end terrace town house situated within a short stroll of the Market Place

Entrance Hall

Store Room

Sitting Room

Kitchen

2 Bedrooms

Bathroom

Gas Central Heating

Street Parking

EPC Rating E

RENT: £495 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

84 West End comprises an end terrace cottage located within just a short walk of the town centre, the junior school, doctors surgery and other services. The property offers two bedroom accommodation arranged over two floors with gas central heating. On the ground floor there is an entrance hall, useful store room, kitchen and sitting room. Street parking is usually available close by. This cottages does not have a garden and is therefore ideal for a single person, or couple who go out to work. Preference will be given to those looking for a longer term let and to those without pets.

Kirkbymoorside is situated on the southern fringe of the North York Moors National Park and provides all the usual amenities of a market town within easy travelling distance of neighbouring towns such as Pickering and Helmsley. There is a weekly market on a Wednesday, family butcher and baker, antiques and gift shops, together with a green grocer, Co-op and Spar, good eateries, golf course and good junior school.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

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

Rent: £495 per calendar month, payable monthly in advance by standing order. Strictly no smokers. Pets maybe considered at the Landlords discretion.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months which maybe extended by agreement from all parties.

Deposit: A deposit of £495 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).

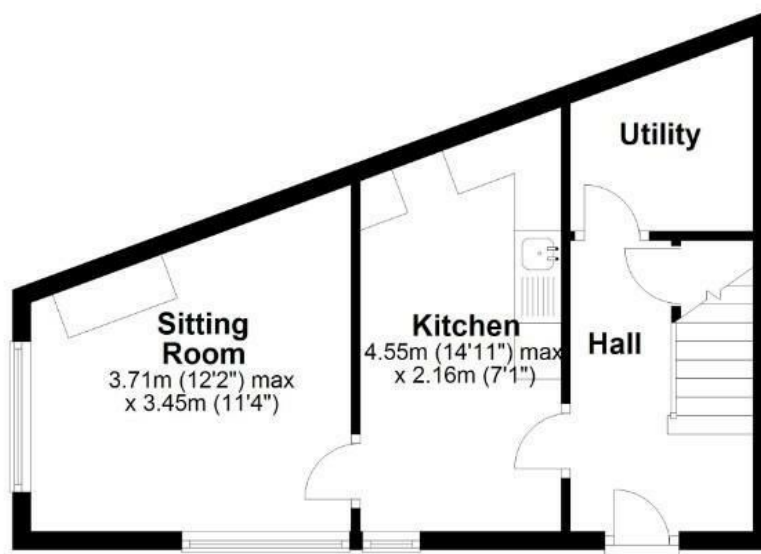
Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation

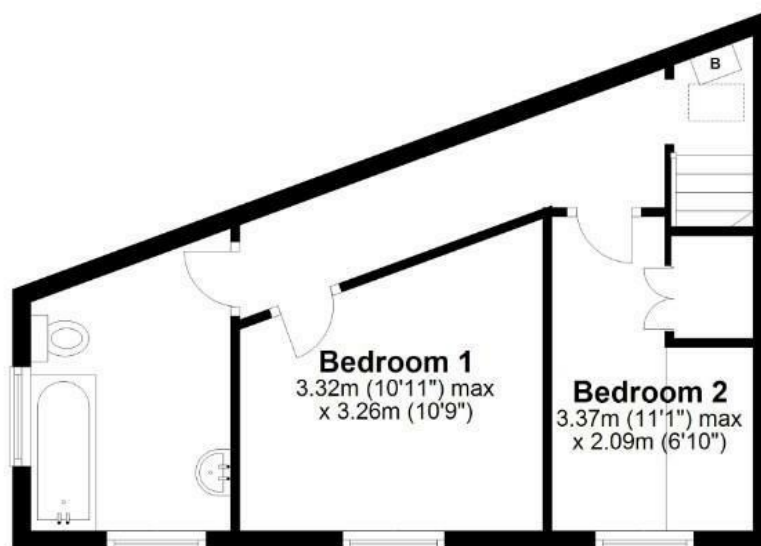
Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



Total area: approx. 60.8 sq. metres (654.7 sq. feet)

84 West End, Kirkbymoorside

Energy Efficiency Rating	
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	
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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