

ROUNTHWAITE & WOODHEAD

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



21 MANOR CLOSE, KIRKBYMOORSIDE, YO62 6EP

A smartly presented terrace property available on a longer term let

Entrance Hall

Cloakroom

Kitchen

Living Room

3 Bedrooms

Bathroom

Garden

Outside Store

Street Parking

RENT: £675 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 Close is an established residential area of mixed properties situated on the north western side of Kirkbymoorside, a few minutes stroll from the town centre where a good range of local facilities are available.

The property is situated within a terrace of similar properties with garden to the front and rear. The property has double glazing and gas central heating. On the ground floor there is an Entrance Hall, Cloakroom, Kitchen and Sitting Room/Diner. There are 3 good size Bedrooms on the first floor plus a recently refurbished Bathroom. Throughout the house there is plenty of storage.

Outside, street parking is usually available close by. The garden is mainly lawned and nicely enclosed at the rear. An integral outside store provides plenty of room for gardening equipment, bicycles etc.

Preference will be given to those looking for a longer term let, who are non smokers and without pets.

General Information

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

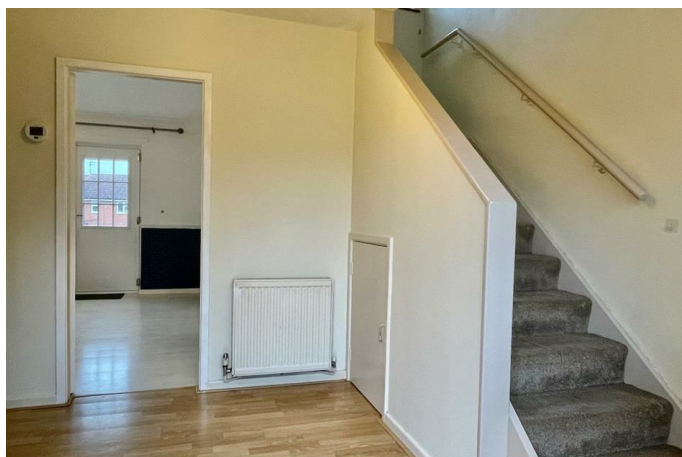
Council Tax: We are informed by Ryedale District Council that the property falls in band B.

Rent: £675 per calendar month, payable monthly in advance by standing order.

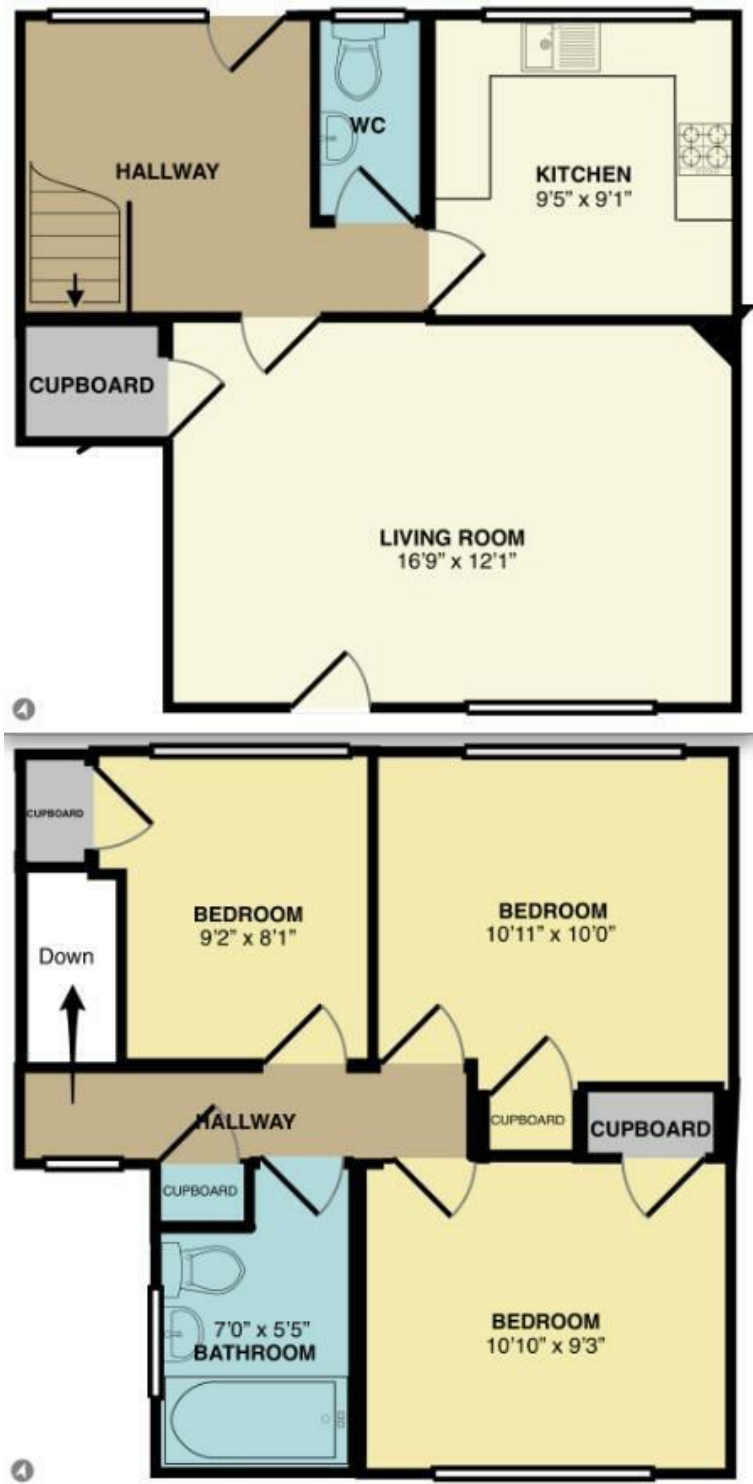
Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months. Preference will be given to those looking for a long term let.


Deposit: A deposit of £675 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, gas and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation



Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			84	
(81-91) B				
(69-80) C		70		
(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 CO2 emissions			
(92 plus) A		82	
(81-91) B			
(69-80) C	68		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 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