

ROUNTHWAITE & WOODHEAD

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



THE HOLLIES, APPLETON-LE-MOORS, YO62 6TF

**A detached family house in a quiet village setting
offered at below market rent in return for light house keeping duties**

Entrance Hall	Sitting Room	Living Room
Large Kitchen/Diner	Cloakroom	3 Bedrooms
Bathroom	Separate WC	Oil Fired Central Heating
Garden	Parking Space	Longer Term Let

RENT: £625 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

The Hollies stands prominently at the southern entrance to the village with lawned garden in front and gravelled parking for several vehicles at the rear. This detached property has a light and airy kitchen/dining/living room with modern units and underfloor heating. In addition there are two reception rooms and a ground floor cloakroom/shower room. There are 3 bedrooms on the first floor (2 double, 1 large single) plus bathroom and separate loo. Heating is via an oil fired central heating boiler and there is an open fire in the sitting room.

The rent is currently set at £625 per calendar month (exclusive of all outgoings) which is significantly less than the market rent. In return, the Landlords who are retired and live just outside the village, are looking for approximately 3 hours per week (preferably on a Friday) of light domestic help in their own home for example cooking, general housekeeping etc.

Interested parties are asked to submit a brief resume of their background, employment, family life, pets etc., to the Agents, in writing/email. A shortlisting process will follow before viewings take place.

General Information

Services: Mains water and electricity are connected. Connection to mains drains. Oil fired central heating

Council Tax: We are informed by Ryedale District Council that this property falls in band D.

Rent: £625 per calendar month, payable monthly in advance by bankers order. See paragraph above regarding the subsidised rent.

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 longer term let. Pets at the landlords discretion.

Deposit: A deposit of £625 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, heating oil, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).

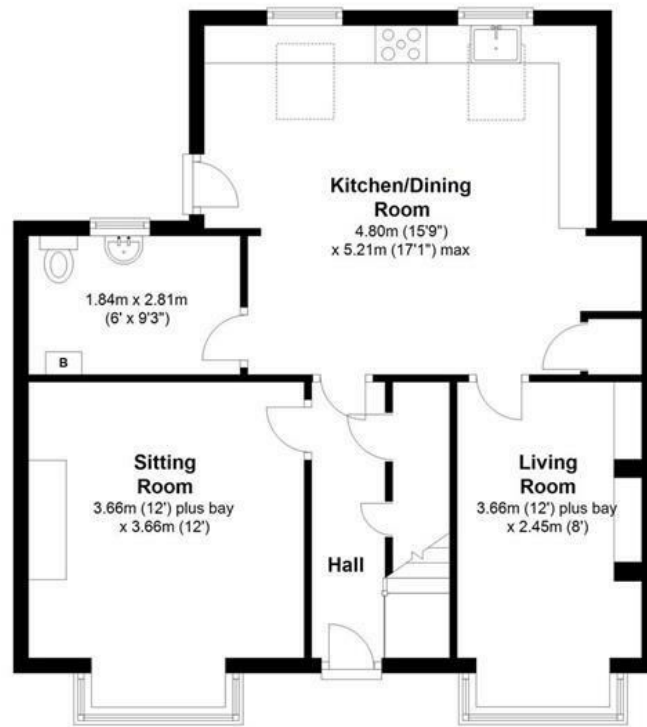
The pretty village of Appleton-le-Moors is situated on the edge of the North York Moors, within the National Park, approximately one mile north of the A170 Thirsk to Scarborough road, conveniently placed for nearby Market towns of Pickering, Kirkbymoorside and Helmsley. The 17th Century Moors Inn lies within the village, serves good food and whilst there is no longer a village shop, there are weekly deliveries of veg, fish, milk and newspapers. The area is renowned for scenic countryside and splendid views across the Vale of Pickering and towards the Moors. There are good schools in the area and Malton railway station can be reached in around half an hour, connecting at York to frequent trains straight into Manchester airport the East Coast Line to London and Edinburgh and cross country lines.



Accommodation

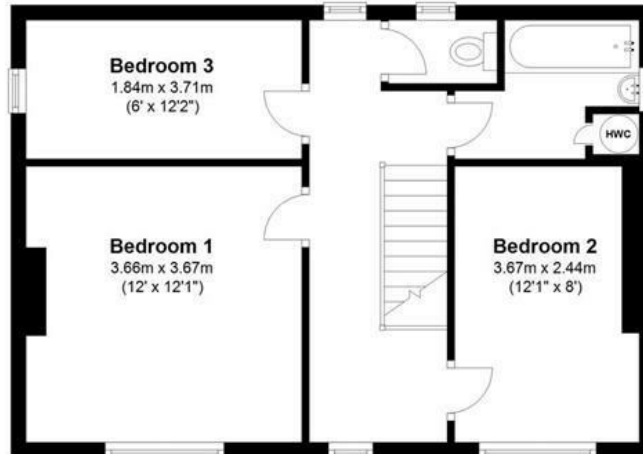
Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)




First Floor


Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 106.8 sq. metres (1149.8 sq. feet)

The Hollies, Appleton-le-Moors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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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