

ROUNTHWAITE & WOODHEAD

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



41 THE LIMES, HELMSLEY, YO62 5DT

A modern property with parking and garden on an established residential development

Entrance Porch

Sitting Room

Modern Fitted Kitchen

Double Bedroom

Bathroom

EPC Rating D

Lawned Garden

Private Car Parking Space

No Onward Chain

RENT: £550 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

Helmsley is a sought after town with a weekly market on a Friday and an array of shops providing important every day amenities as well as good eateries, craft shops, boutiques and well stocked delicatessens. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden and Helmsley Art Centre popular for its film programmes, theatre productions, art exhibitions and workshops. Helmsley lies at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road.

The Limes is an established residential development popular with mixed generations and within five minutes walk from the town centre. No. 41 provides two storey living accommodation ideal for a single person or couple having an open plan style sitting room and fitted kitchen on the ground floor, a double bedroom (with good storage) and bathroom on the first. The kitchen has been newly refurbished and the heating is a modern electric system with independent heaters in each room.

General Information

Services: The property has mains water and electricity. Heating is via a modern electric system.

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

Rent: £550 per calendar month, payable monthly in advance by bankers order.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months. Strictly no smokers. Pets at the Landlords discretion.

Deposit: A deposit of one calendar months rent will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by MyDeposits.

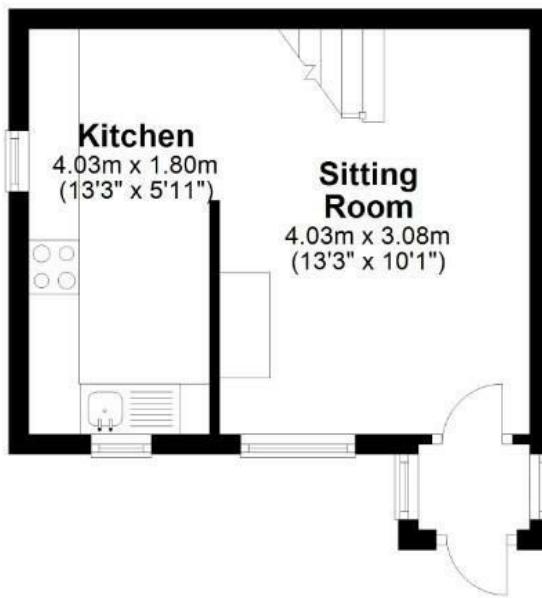
Outgoings: Tenants will be responsible for payment of electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation

Ground Floor

Approx. 21.1 sq. metres (227.1 sq. feet)



First Floor

Approx. 20.1 sq. metres (215.9 sq. feet)



Total area: approx. 41.2 sq. metres (443.0 sq. feet)

41 The Limes, Helmsley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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