

ROUNTHWAITE & WOODHEAD

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ABBEY COTTAGE RIEVAULX, YORK, YORKSHIRE, YO62 5LB

3 Reception Rooms

Kitchen

Utility

3 Double Bedrooms

2 with en suite shower rooms

1 en suite bathroom

Large Garden

Outbuilding

Parking

£2,250

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Abbey Cottage is located in the picturesque village of Rievaulx. The property briefly comprises; Ground floor - 3 receptions rooms, kitchen, utility room and WC. The layout could lend itself to one of the reception rooms being used as a bedroom. First floor - 3 double bedrooms, 2 with en suite shower rooms, the third with ensuite bathroom. Externally, there is a large garden, outbuilding and parking.

Rievaulx lies just three miles from the market town of Helmsley, a charming market square surrounded by excellent shops, restaurants, and public houses. The town is easily accessible from the City of York to the south and the seaside towns of Scarborough and Whitby.

The Landlord would prefer a tenant who would be using the house as a full time residence rather than a second home. Minimum term 1 year, ideally 2. Available from mid April.

General Information

Council Tax: The property has been assessed by Ryedale District Council as Band F

EPC: E

Rent: £2250 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 but with preference for a longer term tenant.

Deposit: A deposit of £2590 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).

Accommodation

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		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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