

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



## BEECH HOUSE CONEYSTHORPE, YORK, YORKSHIRE, YO62 4DD

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Dining Kitchen**

**Landing**

**Bedroom one**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Outside**

**£1,400**

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](http://www.rounthwaite-woodhead.co.uk)

## Description

A three-bedroom detached stone built property located in the Estate owned village of Coneysthorpe. This property provides comfortable family accommodation and set within gardens extending to a third of an acre, facing south towards Castle Howard.

Oil fired central heating. Secondary Glazing. Multi-fuel stoves. Outside store. Off road parking

To be let unfurnished on a 6 month Assured Shorthold Tenancy, renewable by agreement. Chimney sweeping included in rent.

Usual references apply.

Pets by arrangement.

## General Information

Services - Mains water, electricity.

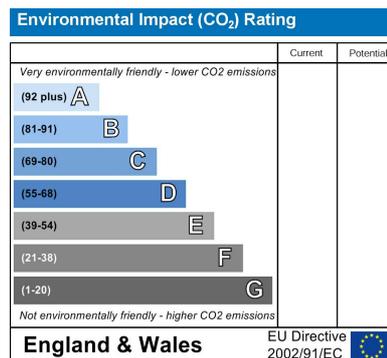
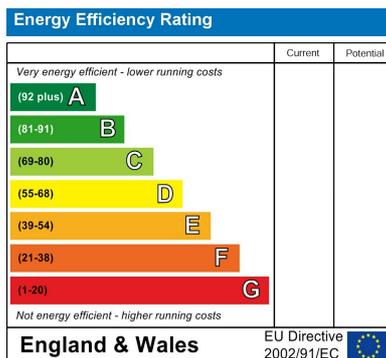
Council Tax - Band F

EPC - <https://find-energy-certificate.service.gov.uk/energy-certificate/7532-7722-8209-0484-2296>

Deposit - £2,076



# Accommodation





**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](http://www.rounthwaitewoodhead.co.uk)

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