

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

5 WILLOWDENE, GREAT HABTON, MALTON, YORKSHIRE, YO17 6TU



£725 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

5, Willowdene is a two bedroom cottage located in the small village of Great Habton. The property briefly comprises; kitchen, living room, two bedrooms and bathroom. Externally there is a front garden and parking for two cars.

Great Habton is a small rural village which benefits from a village pub. The Village is approximately 6 miles from Malton which offers excellent local facilities that include a Bus and Railway Station with regular connections to the East Coast and The City of York.

General Information

Services: Mains electricity and water are connected. Oil Fired central Heating.

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

EPC: D

Rent: £725 per calendar month, payable monthly in advance by bankers order.

A holding deposit equivalent to one week's rent is required to secure the property and will be deducted from the first month's rent subject to successful referencing.

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 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 Tenancy Deposit Solutions (www.mydeposits.co.uk).

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



Accommodation

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.rounthwaite-woodhead.com

Rounthwaite  Woodhead