

# ROUNTHWAITE & WOODHEAD

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



**OLD DERWENT FARM MARISHES LANE, YEDINGHAM, MALTON, YO17 8SP**

**Kitchen / Dining Area**

**Living Room**

**Utility Room**

**Downstairs WC**

**Three Bedrooms**

**House Bathroom**

**Garden**

**Parking**

**£1,250**

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

## Description

Old Derwent Farm is a recently refurbished 3 bedroom detached Farmhouse. The property briefly comprises; Kitchen/Dining Area, Living Room, Utility Room, Downstairs WC, Three Bedrooms and House Bathroom. Externally the property benefits from parking and a good sized garden.

Yedingham lies a short drive from both Malton and Pickering where there are good local amenities. The A64 is accessible providing road links east and west to the motorway network. The Railway Station at Malton provides a link to York and the Intercity service and Malton has recently gained renown for its food festivals and good eating establishments. The Moors are also within a short drive with walking and cycling in Dalby Forest and the coast is easily accessible. Other recreational pursuits include golf at Ganton, Malton, Scarborough North and South Cliff and there are numerous local sports clubs.

**\*\*Please note - this property is located very close to a working farm.\*\***

## General Information

Services: Mains electricity and water are connected. Oil fired central heating.

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

Rent: £1250 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 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](http://www.mydeposits.co.uk)).


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

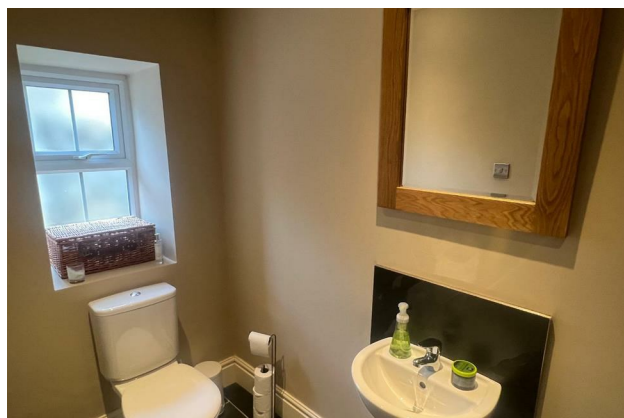
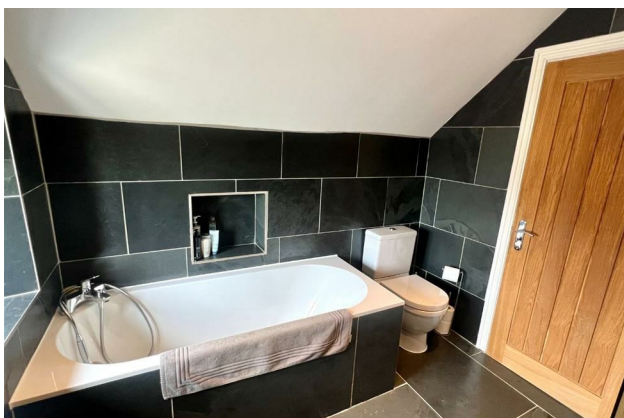




# Accommodation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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