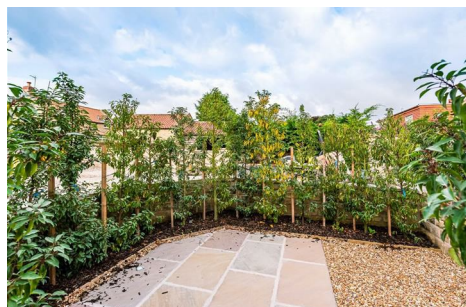


Rounthwaite **R&W** Woodhead

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

3 OLD SCHOOL YARD, BROOK LANE, THORNTON LE DALE, YO18 7BL

A neat and superbly renovated cottage situated at the heart of the village.



£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

Number 3 Old School Yard forms part of a quiet courtyard at the centre of Thorton-le-Dale. The accommodation briefly comprises; entrance hall, kitchen/living area, bedroom and bathroom. Externally the cottage has the benefit of a flagged courtyard garden and parking with access from Brook lane. The property provides an ideal opportunity for a couple or single person to live in a desirable and sought-after location.

Thornton-le-Dale lies along the A170 Thirsk to Scarborough road and has good local facilities including family baker, 2 public houses, post office, chemist, doctors surgery, general store and others. There are some beautiful and varied walks in and around the village with the entrance to Dalby Forest only a few minutes drive away where there is some spectacular scenery, splendid walks and cycling trails. A train service is available at Malton, 7 miles to the south, with regular connections to York and beyond. Pickering lies 3 miles to the west and offers all the usual facilities of a busy market town.

General Information

Services: Mains electricity, gas central heating and water are connected.

Council Tax: The property has been assessed by North Yorkshire Council as Band B.

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

Deposit: A deposit of £725 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).

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.

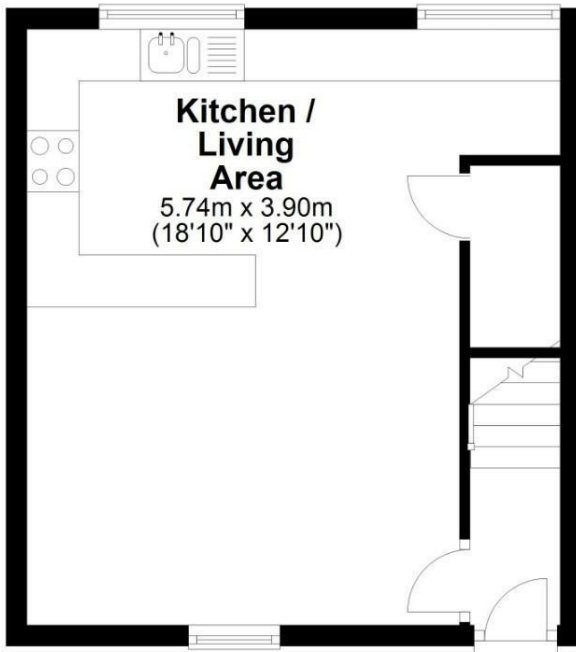
Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).



Accommodation

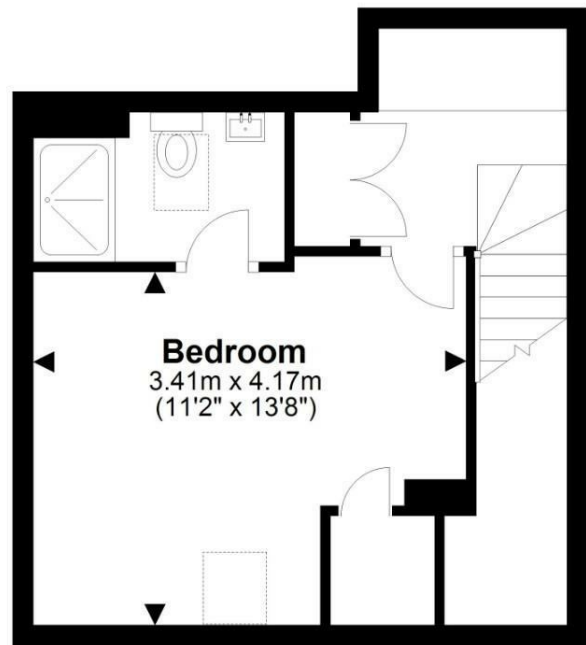
Ground Floor

Approx. 29.2 sq. metres (314.5 sq. feet)




First Floor


Approx. 26.8 sq. metres (288.4 sq. feet)



Total area: approx. 56.0 sq. metres (602.9 sq. feet)

3 Old School Yard, Thornton Le Dale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	
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	
EU Directive 2002/91/EC 	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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