

# ROUNTHWAITE & WOODHEAD

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



**34 CASTLEGATE, HELMSLEY, YORK, YORKSHIRE, YO62 5AB**

**Living Room**

**Bedroom**

**Kitchen**

**Bathroom**

**Downstairs W/C**

**Garden**

**£650**

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

34 Castlegate is a one bed terraced property in the picturesque Market Town of Helmsley. The property briefly comprises; Living room, Kitchen, Downstairs WC, One Bedroom and Bathroom. Externally there is a backgarden and on street parking is available to the front of the property.

Helmsley has much to offer with a variety of interesting shops, cafes and restaurants together with a health centre, arts centre, an historic castle and Duncombe Park. Bordering on the North York Moors National Park there is stunning countryside close by including Rievaulx Abbey and many lovely walks and other recreational pursuits. The A170 provides road links to other local towns.

## General Information

Services: Mains electricity gas and water are connected.

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

EPC: D

Rent: £650 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 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
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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