



**New Wells, North Back Lane, York,
Yorkshire, YO60 6NS
£1,600 Per month**

An individual stone built detached four bedroom house situated in a quiet position within this popular rural village. The property benefits from a recently installed air source heat pump and solar panelling to create an efficient home.

To the exterior there is a beautifully maintained garden and ample parking for multiple vehicles.

Terrington is a sought after village situated in the Howardian Hills. The village has a renowned local shop, church, doctor's surgery with practice nurse and dispensing service. The village has a pre-school group, primary school and Terrington Hall Preparatory School. Varied sports and social activities inc. tennis, bowls, village hall and arts group. The market town of Malton is 7 miles away and Helmsley is 14 miles away, both of which offer an array of shops, a weekly market, supermarket, restaurants and bars. Malton has a train station with regular services to Scarborough, York and Leeds. The village benefits from high speed fibre broadband and excellent mobile phone reception.

Available to rent on a twelve month Assured Shorthold Tenancy, renewable by agreement.

Additional charge for gardening £137 per month on a 12 month contract.

EPC Rating C

Energy Efficiency Rating	
Current	Potential
70	94

Environmental Impact (CO ₂) Rating	
Current	Potential
58	61

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



ENTRANCE PORCH
7'7 x 5'7 (2.31m x 1.70m)

UTILITY AREA

KITCHEN/ DINING ROOM

SITTING ROOM

STUDY/ DINING ROOM

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM ONE

EN - SUITE

BEDROOM TWO

EN - SUITE TWO

BEDROOM THREE

BEDROOM FOUR

HOUSE BATHROOM

EXTERIOR

Rear garden, ample off street parking. There is a gardening charge of £137 per month payable by the ingoing Tenant. This includes labour and materials for mowing, strimming, pruning, hedge cutting, maintenance of a weed free drive, mulching and removal and debris.

SERVICES

Mains water and drainage, air source heat pump, solar powered electric.

COUNCIL TAX BAND F

EPC RATING C

