

Energy Efficiency Rating 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 Environmental Impact (CO₂) Rating Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (93-54) E (93-54) E (1-20) G Not environmentally friendly - higher CO₂ emissions (1-20) G Not environmentally friendly - higher CO₂ emissions

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

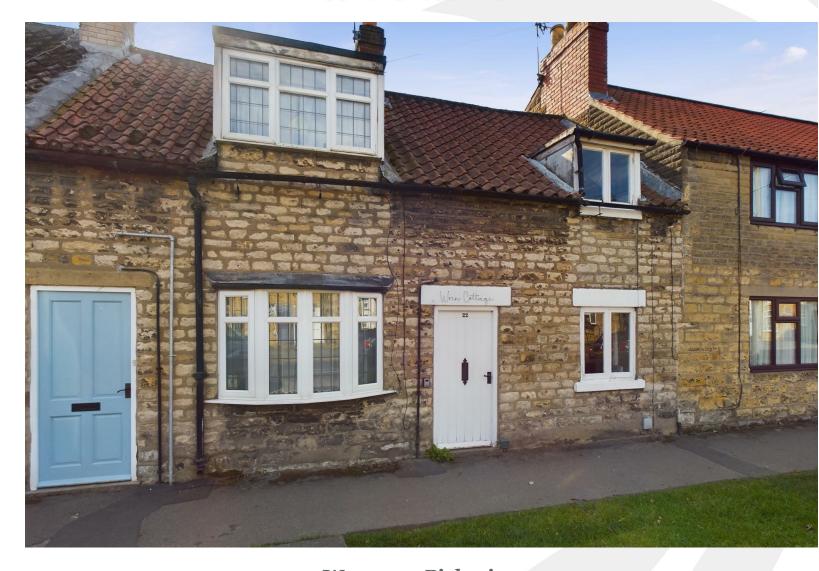






WILLOWGREEN

ESTATE AGENTS



22, Westgate, Pickering, NorthYorkshire, YO18 8BA £900

Please email our lettings team lettings@willowgreenestateagents.co.uk. We will then email you a pre-application form which will need to be completed prior to being offered a viewing

BEAUTIFUL PICKERING PROPERTY AVAILABLE TO LET - FULLY FURNISHED

22 Westgate is a charming two bedroom Grade II listed stone cottage. The accommodation comprises: on the ground floor there is a kitchen/dining area with a door to the rear garden, bathroom and sitting room with open fire. To the first floor there are two bedrooms. There is a lawned garden to the rear and on street parking to the front.

 $Available\ to\ let\ on\ an\ initial\ 12\ month\ fixed\ term\ Assured\ Shorthold\ Tenancy\ Agreement,\ with\ a\ view\ to\ a\ long\ term\ let\ preferred.$

Pets: 1 small dog considered, strictly by permission only

Rent £ 900pcm Deposit £900







ENTRANCE HALLWAY

SITTING ROOM

OPEN PLAN KITCHEN/DINER

BATHROOM

BEDROOM ONE

BEDROOM TWO

OUTSIDE

SERVICES

COUNCIL TAX BAND











