

REINS FARM BUNGALOW OLD BYLAND NEAR HELMSLEY



FOUR BEDROOM DETACHED BUNGALOW

Available to let immediately is this immaculately presented four bedroom detached bungalow situated in a rural location in Old Byland with far reaching countryside views.

The property briefly comprises of an entrance hall, sitting room with open fireplace, fitted kitchen – diner, four bedrooms with the master having a full en-suite bathroom and a further shower room. Beautiful gardens and views surround the property which also benefits from oil fired central heating, double glazing throughout and parking for several cars.

Strictly no pets, children accepted, working professionals / retired preferred.

RENT £1500 PCM

Stable Door

ENTRANCE HALL

Radiator. Tiled flooring. Ceiling light fittings. Central heating, hot water controls and thermostat. Door to pantry with fitted shelving and oil boiler.

FITTED KITCHEN

4.7 x 2.9

Fitted with a matching range of base and eye level units incorporating a sink and mixer tap, Lamona electric oven, hob and extractor over, plumbing for automatic washing machine. Fully tiled flooring. UPVC DG windows. Ceiling light fitting. Fitted shelving. Tiled splashbacks.



SITTING ROOM

5.1 x 3.6

UPVC DG window. Radiator. One fire place sat on concrete hearth with wooden mantle over. Ceiling light fitting.



REAR ENTRANCE HALL

Double glazed double doors. Radiator. Laminate as laid. Ceiling light fitting. Airing cupboard.

MASTER BEDROOM

3.3 x 3.3

UPVC DG window. Fitted wardrobes. Radiator. Laminate flooring. Ceiling light fitting.



EN-SUITE BATHROOM

Fitted with a three piece white suite comprising of a panelled bath with shower over, low flush WC and wash hand basin. Fired cupboards. Wall mounted mirror. Heated towel rail. Radiator. Tiled flooring and walls, ceiling light fitting. Extractor fan.



BEDROOM TWO

4.5 x 2.4

UPVC DG window. Radiator. Laminate flooring.
Ceiling light fitting.



BEDROOM THREE

3.6 x 2.2

UPVC DG window. Radiator. Laminate flooring.
Ceiling light fitting.



BEDROOM FOUR

3.6 x 3.4

UPVC DG window. Fitted wardrobes. Radiator.
Ceiling light fitting.



SHOWER ROOM

Fitted with a matching white suite comprising of a
shower enclosure with glass screen, low flush WC
and wash hand basin. Wall mounted mirror.
Radiator. Ceiling light fitting. Extractor fan.



OUTSIDE

Extensive lawned gardens surrounding the property
with views over open countryside. Patio area.
Allocated parking.



GENERAL INFORMATION

Services: Mains water, electric, septic tank drainage.

Oil fired central heating.

Council Tax: Band TBC

Viewing: Strictly by appointment with the Agent's Malton office.

Rent: £1500 PCM

Bond: £1730

Restrictions: No pets and no smokers. Working professionals / retired preferred. Children accepted.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property