

MARKET PLACE KIRKBYMOORSIDE



TWO BEDROOM FIRST FLOOR APARTMENT

Available to let is this deceptively spacious two bedroom first floor apartment situated behind The Market Place in Kirkbymoorside.

The property has a separate entrance and benefits from having a single garage. The accommodation comprises of an entrance hallway with stairs up to the first floor, a fitted kitchen, living room, dining area, two double bedrooms, inner hallway and bathroom with a bath and a separate shower cubicle. The property also has gas central heating.

RENT £575 PCM

ACCOMMODATION COMPRISES

FRONT DOOR

Wooden front door.

ENTRANCE

Ceiling lights. Bannister rail. Stairs up to first floor.

ENTRANCE HALLWAY

Carpet. Radiator. Smoke Alarm. Ceiling lights. Single glazed windows.

BEDROOM ONE

11' 11" x 12' 0"

Carpet. Radiator. Ceiling light. Mahogany effect seating. Single glazed window. Ceiling beams.

BEDROOM TWO

11' 4" x 12' 3"

Carpet. Radiator. Ceiling light. Mahogany effect seating. Single glazed window. Ceiling beams. BT phone point.

INNER HALLWAY

Ceiling beams. Radiator. Ceiling light. Smoke alarm. Single glazed windows. Central heating thermostat. Two storage cupboards one housing Ideal Combination Boiler.

FITTED KITCHEN

11' 4" x 10' 0"

Fitted with a matching range of base and eye level units incorporating a stainless steel sink and drainer. Tiled splashbacks. Single glazed window. Electric oven, hob and extractor hood. Lino as laid. Ceiling strip light. Automatic washing machine. Fridge Freezer. Heat detector.



BATHROOM

Matching white suite comprising: panelled bath, pedestal wash basin and low flush WC. Tiled splashbacks. Single glazed window. Fitted mirror with wall light and shaver point. Extractor fan. Ceiling light. Shower cubicle with Mira electric shower. Radiator.



DINING ROOM

13' 9" x 10' 4"

Carpet. Single glazed window. Mahogany effect seating. Ceiling light. Radiator. Step down to:



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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

LIVING ROOM

15' 0" x 14' 8"

Carpet. TV point. Single glazed window. Radiator. Electric fire sat on stone hearth. BT point. Ceiling light. Alcoves with fitted shelving. Storage cupboard.



GARAGE

Up and over door. Concrete floor.

GENERAL INFORMATION

Mains: Water and electricity. Gas central heating.

Council Tax: Band B

Postcode: YO62 6AZ

Tenure: The property is available to let on an assured Shorthold tenancy for 12 months initially.

Rent: £575.00 PCM

Bond: £575.00

Viewing: Strictly by appointment through the agents Malton office

Sorry: No smokers, no pets. Working professionals preferred.

