

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



6 ASPEN CLOSE, PICKERING, YO18 8TJ

A very smart semi detached house available to rent on a longer term basis

Entrance Lobby/Hall

Cloakroom

Gas Central Heating

Detached Single Garage

Sitting Room

2 Double Bedrooms

Double Glazing

Additional Parking

Kitchen/Diner

Bathroom

EPC Rating C

Enclosed Garden

RENT: £795 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Aspen Close is nicely established residential development within comfortable walking distance of the town centre. Pickering itself is a desirable market town providing a wide range of amenities including good local and high street shops, good schools and every day amenities.

6 Aspen Close comprises a semi detached, brick built house available to rent, to the right tenant, on a longer term basis.

The property comprises a front entrance lobby to store coats and shoes, a comfortable sitting room with laminate flooring, fireplace and useful understairs storage and there is a downstairs cloakroom housing a toilet and washbasin with disabled access. The kitchen is at the rear of the property and has French doors leading out to an enclosed, low maintenance paved garden. Both bedrooms on the first floor will accommodate a double bed and are served by a well appointed bathroom with shower over the bath.

The EPC Rating for this property is "C" helped by the fact there is double glazing throughout, cavity wall insulation, a good level of loft insulation and a relatively new gas central heating boiler still covered under the manufacturer's warranty.

Outside there is a detached, single brick built garage which can be accessed from the rear garden plus there is additional parking in front of the garage and alongside the house.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

Council Tax: North Yorkshire Council - band B

EPC Rating: C

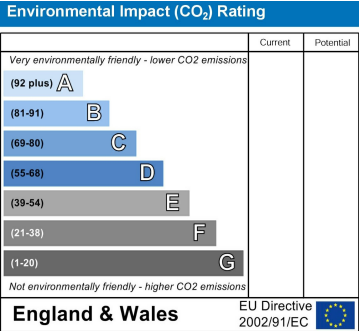
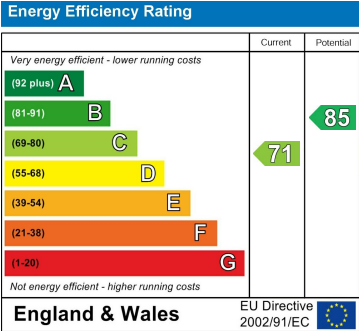
Rent: £795 per calendar month, payable monthly in advance by standing order.

Deposit: A deposit of £795 will be required at the commencement of the tenancy. The deposit will protected with the Tenancy Deposit Scheme.

Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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