

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



49 MAUDON AVENUE, PICKERING, YORKSHIRE, YO18 7EJ

An immaculate three bedroom town house available to rent on a long let

Entrance Hall

Cloakroom

Sitting Room

Kitchen/Diner

3 Bedrooms

Bathroom

Gas Central Heating

Double Glazing

Parking & Garden

RENT: £800 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Pickering lies along the A170 Thirsk to Scarborough road and gives easy access to the other neighbouring towns of Helmsley, Malton and to the east coast. The city of York can be reached in under an hour and Malton has a train station with a direct line to the City. Pickering is a popular market town offering a good range of shops, a Monday street market and plenty of amenities including all age ranges of schooling, doctors surgery, nice eateries and the North York Moors National Park within a five minute car journey.

Maudon Avenue is a street located to the Southern edge of the town and still a comfortable walk to its amenities. No.49 is one of a small block built recently in the last 20 years and is an end terrace house with private parking to the front and a secure lawned garden with a shed to the rear. Inside there is an entrance hall with ground floor cloakroom, a sizeable living room and a dining kitchen. Upstairs there are three bedrooms and a house bathroom.

General Information

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

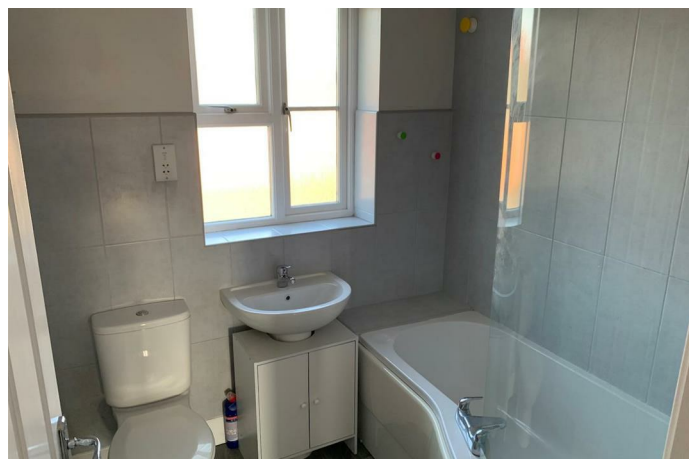
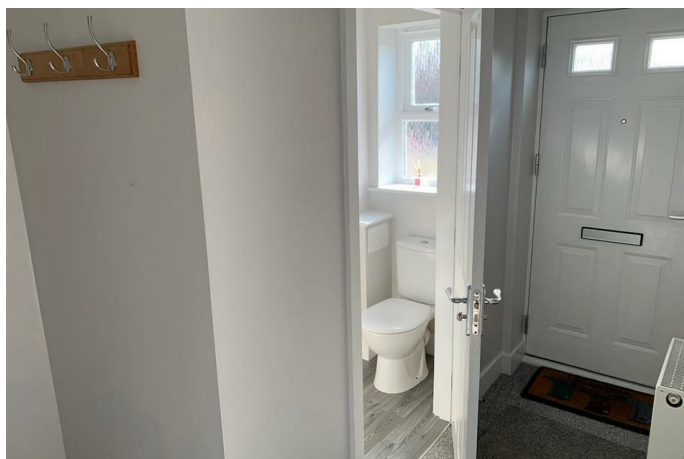
Council Tax: We are informed by North Yorkshire Council that the property falls in band C.

Rent: £800 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. No Pets.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months.

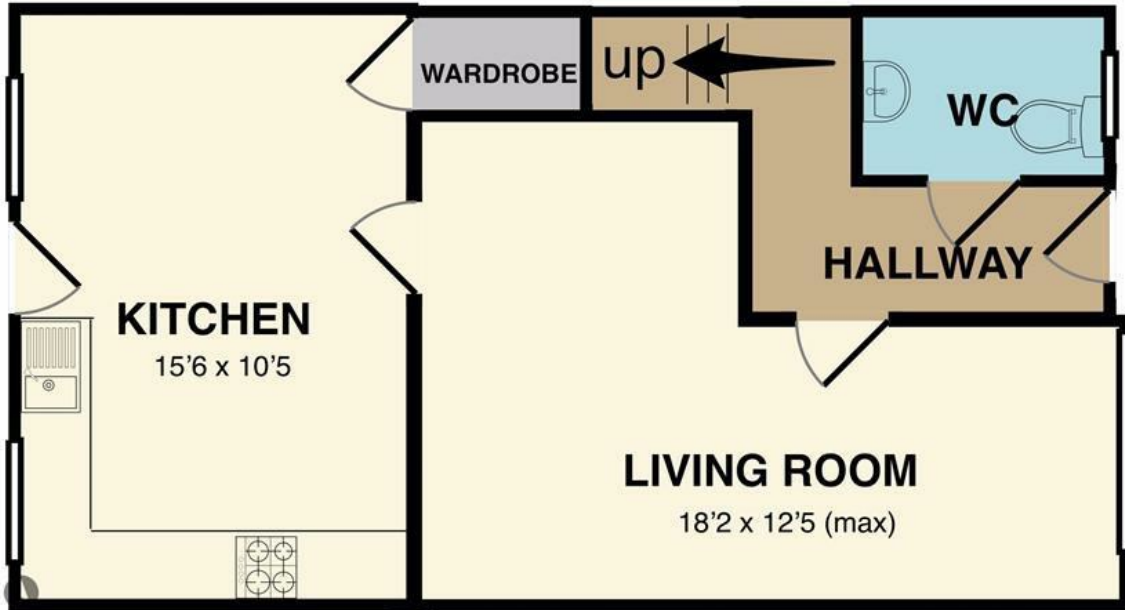
Deposit: A deposit of one calendar months rent will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions (www.mydeposits.co.uk).

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

Ground Floor



First Floor



Not to Scale. For illustration purposes only.

Energy Efficiency Rating		Current	Potential
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		72	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		70	82
	EU Directive 2002/91/EC		



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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