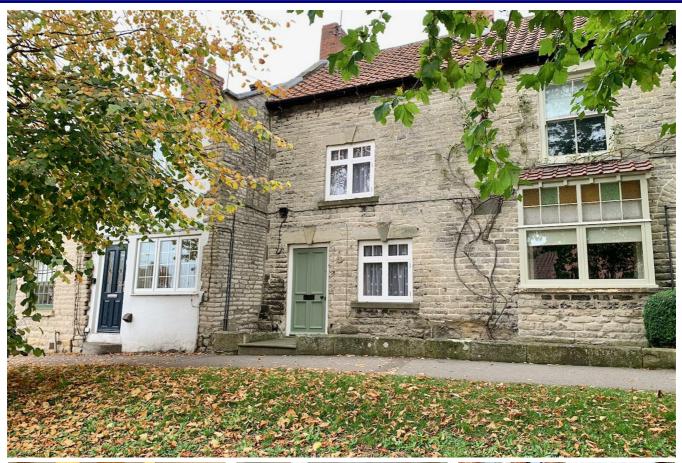
ROUNTHWAITE & WOODHEAD

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









45 POTTER HILL, PICKERING, NORTH YORKSHIRE, YO18 8AD

An attractive and surprisingly spacious character cottage located in a convenient position just off the market place

Living Room Bathroom Useful Outbuilding

Dining Kitchen Gas Central Heating Rear Foot Access

Pantry Rear Porch Street Parking

Three Bedrooms Flagged Patio Garden EPC Rating D

RENT: £750

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

Description

Potter Hill is one of the older areas of Pickering that leads from the market place in a Westerly direction. As the name suggests it slopes up from the centre of town lined with an avenue of mature trees. Number 45 is a mid terrace stone under pan tile character cottage at the top of the hill. The property has accommodation spread over three floors with a rear courtyard garden and the use of an outbuilding, with light and power.

The accommodation, coming in from the footpath at the front, offers a living room with a gas fire, stairs raising to the first floor and a dining kitchen. The kitchen has a range of fitted wall and base units and will require the tenant to provide their own white goods; there is also a pantry/cloak cupboard. The first floor has two bedrooms and the house bathroom and from the landing stairs rise once again to access the converted loft space/bedroom three.

At the rear of the cottage is a covered rear porch leading to a flagged courtyard garden. From here a door opens into a useful, dry outbuilding with light and power and there is also a garden gate that enables a resident at no.45 foot access on to Potter Hill from around the corner.

General Information

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

Council Tax: The property has been assessed by Ryedale District Council as Band B

Rent: £750 per calendar month, payable monthly in advance by bankers order. Strictly No smokers. Strictly No pets.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months but with preference for a longer term tenant.

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/internet connection (if required and if applicable).

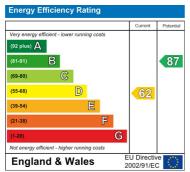


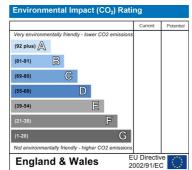


Accommodation



45 Potter Hill, Pickering, YO18 8AD

















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