

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

www.rounthwaite-woodhead.co.uk

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

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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	EU Directive 2002/91/EC



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

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