

ROUNTHWAITE & WOODHEAD

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



FLAT 6 WHEEL HOUSE, TRAIN LANE, PICKERING, NORTH YORKSHIRE, YO18 7AA

A newly refurbished ground floor apartment close to the town centre

Kitchen

Bedroom

Electric Heating

White Goods included

Bathroom

Residents Parking

Living Room

uPVC Double Glazing

EPC Rating D

RENT: £550 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
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Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle.

Wheel House was previously a medical clinic and has been converted by the current owner into 7 smart one and two bedroom apartments with their own residents parking. They are convenient for the town's services being only a very short stroll to the centre.

Flat 6 is a ground floor, one bedroom apartment with a living kitchen that includes a washing machine, fridge/freezer, electric oven and hob. The bedroom is served by a good sized bathroom with a bath that has a shower over. Outside there is a small raised bed and a patio area to sit out on.

General Information

Services: Mains electricity and water are connected. Connection to mains drains. Electric Heating. Solar Panels. The tenant will reimburse the landlord for electricity used. There is a sub meter for this purpose. Free Fibre Wifi is installed.

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

Rent: £550 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. Preference will be given to applicants without pets.

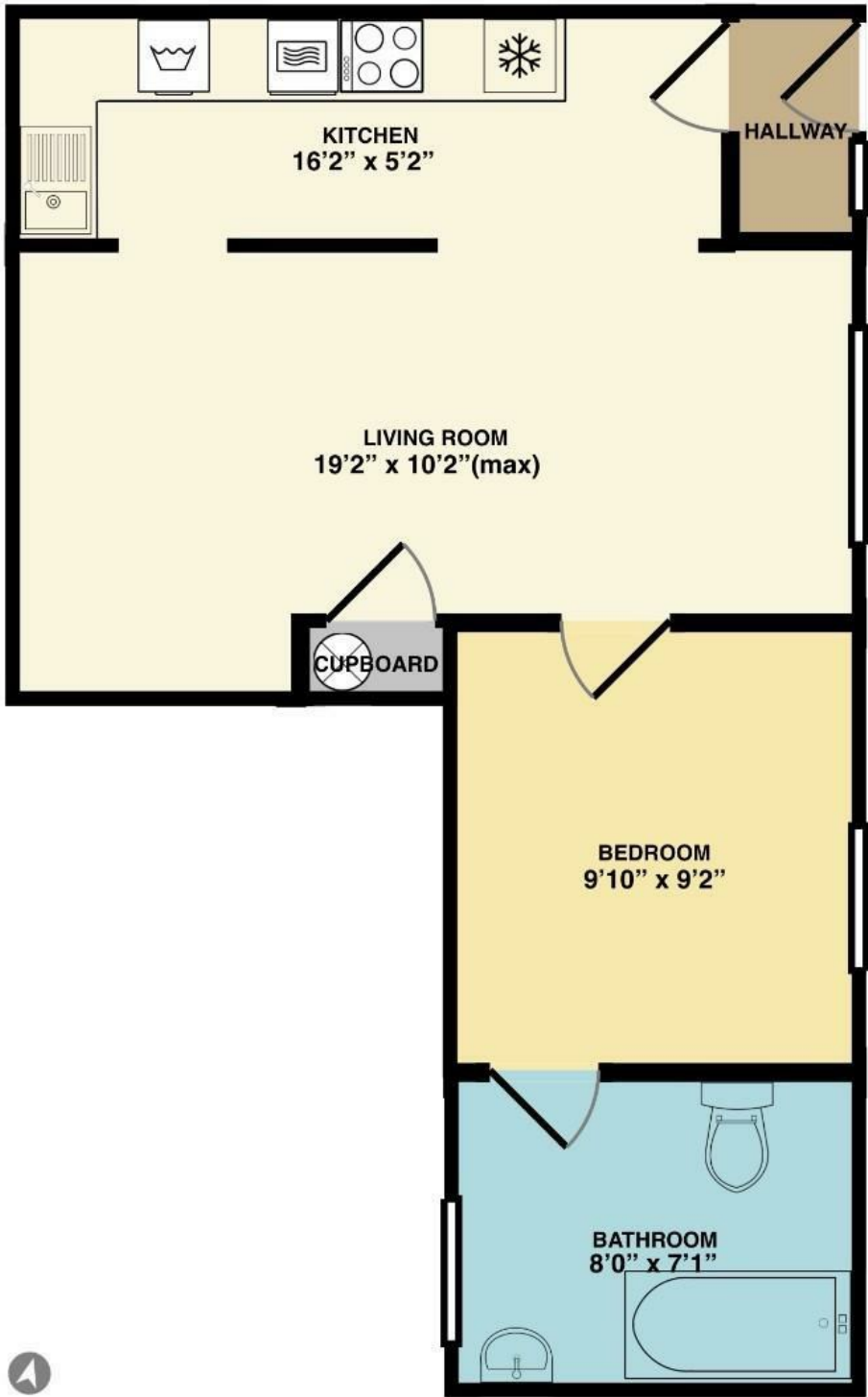
Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months but with preference for a longer term tenant.

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 electricity, water and Council Tax.



Accommodation



Energy Efficiency Rating	
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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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	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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