

ROUNTHWAITE & WOODHEAD

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



22 EASTGATE, PICKERING, NORTH YORKSHIRE, YO18 7DU

A quaint stone cottage close to the centre of town offering accommodation over three floors

Living Room

Bathroom

Street Parking

Kitchen

Gas Central Heating

EPC Rating E

Two Bedrooms

Small Outside Space

RENT: £575

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 is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the East coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Eastgate is located within an easy walk of the town centre, with its wide grass verges and mature avenue of lime trees, planted to commemorate the Diamond Jubilee of Queen Victoria. It is made up of mostly older period properties.

No. 22 is a pretty, end terrace cottage with a Southerly aspect. It has accommodation spread over three floors, a small outside space for wheelie bins and with street parking on the road in front. The ground floor has a kitchen to the rear accessed through a 'stable' door and a couple of steps down into a living room. Open stairs rise to a first floor double bedroom and bathroom and from the landing further stairs lead to a second good sized double bedroom with a built in wardrobe on the second floor. The cottage has gas central heating.

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: £575 per calendar month, payable monthly in advance by bankers order. Strictly no smokers, preference will be given to tenants 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. The property will be let unfurnished.

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).

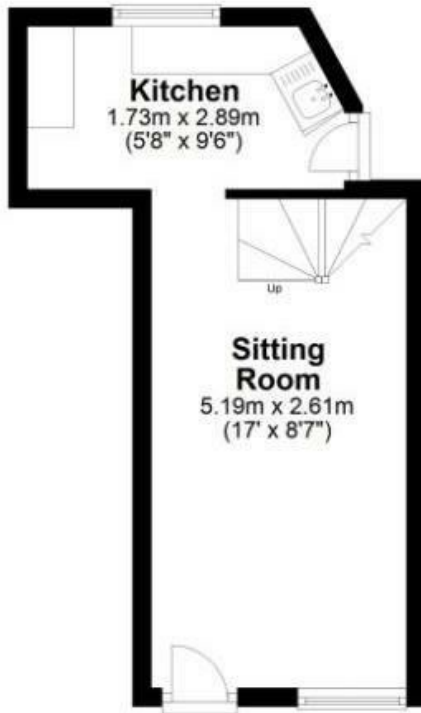
Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).



Accommodation

Ground Floor

Approx. 19.9 sq. metres (214.0 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.5 sq. feet)





Second Floor

Approx. 14.1 sq. metres (151.7 sq. feet)



Total area: approx. 55.5 sq. metres (597.1 sq. feet)
22 Eastgate, Pickering

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	
England & Wales		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		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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