



## 3 White Horse Mews | Kirkbymoorside, York

No. 3 forms part of a mews-style development, and offers well-presented two bedroom accommodation in a convenient location close to the centre of the popular market town of Kirkbymoorside.

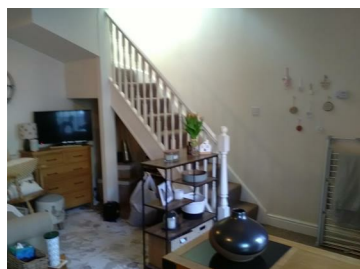
- A mid-terrace cottage in the centre of the popular market town
- Two bedrooms and bathroom
- Usual reference checks apply following an application
- No smokers or pets
- Open plan kitchen and living area
- Courtyard garden area, and on-street parking
- A bond of equal to 5 weeks' rent is required at the commencement of the tenancy
- Available October 2026

**£550 PCM**

**BoultonCooper**

**BC**  
Est. 1804

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## ACCOMMODATION ON THE GROUND FLOOR

### OPEN PLAN KITCHEN/LIVING AREA

Modern fitted kitchen with a stainless steel sink unit, electric oven and four ring hob with extractor hood over. Front aspect timber sash window, wood effect laminate flooring to the kitchen area, radiator. Open stair with balustrade leading to:

### TO THE FIRST FLOOR

### LANDING

With rear facing timber sash window and timber balustrade.

### BEDROOM 1

Front aspect timber sash window, and radiator.

### BEDROOM 2

### BATHROOM

Three piece suite comprising panelled bath with shower over, wash basin, and low flush wc. Heated towel rail, extractor fan, tiled floor and part tiled walls.

### OUTSIDE

The property has a courtyard garden to the front.

### SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies.



### VIEWING

Strictly by appointment with the Agent's Malton office: BoultonCooper. Tel: 01653 692151.

### DIRECTIONS

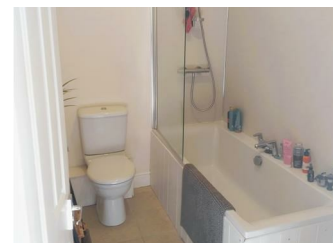
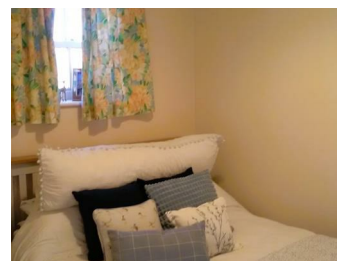
From our Kirkbymoorside office, turn down Oldfield Court, and White Horse Mews is on your right hand side. No.3 is clearly identified by our BoultonCooper 'To Let' board.

### COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC document can be viewed online (<https://www.gov.uk/find-energy-certificate>) or at at our Malton office.



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## VIEWING

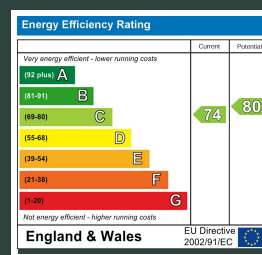
Strictly by appointment with the Agent

## COUNCIL TAX BAND

A

## ENERGY PERFORMANCE RATING

C



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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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