ROUNTHWAITE & WOODHEAD

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









FLAT 7, WHEEL HOUSE TRAIN LANE, PICKERING, YO18 8EL

A newly refurbished, two bedroom, first floor apartment with in easy walking distance of Pickering's market place

Entrance Hall	**Two Bedrooms**	**Electric Heating**
Sitting Room	**Bathroom**	**Residents Parking**
Kitchen	**uPVC Double Glazing**	**EPC Rating D**

RENT: £725 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

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 7 is a first floor, two bedroom apartment with a kitchen that includes a washing machine, fridge/freezer, electric oven and hob. This flat has a separate sitting room and two bedrooms served by a good sized bathroom with a bath that has a shower over. There is ample residents parking.

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.

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

Rent: £725 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 Periodic Tenancy with preference for a longer term tenant.

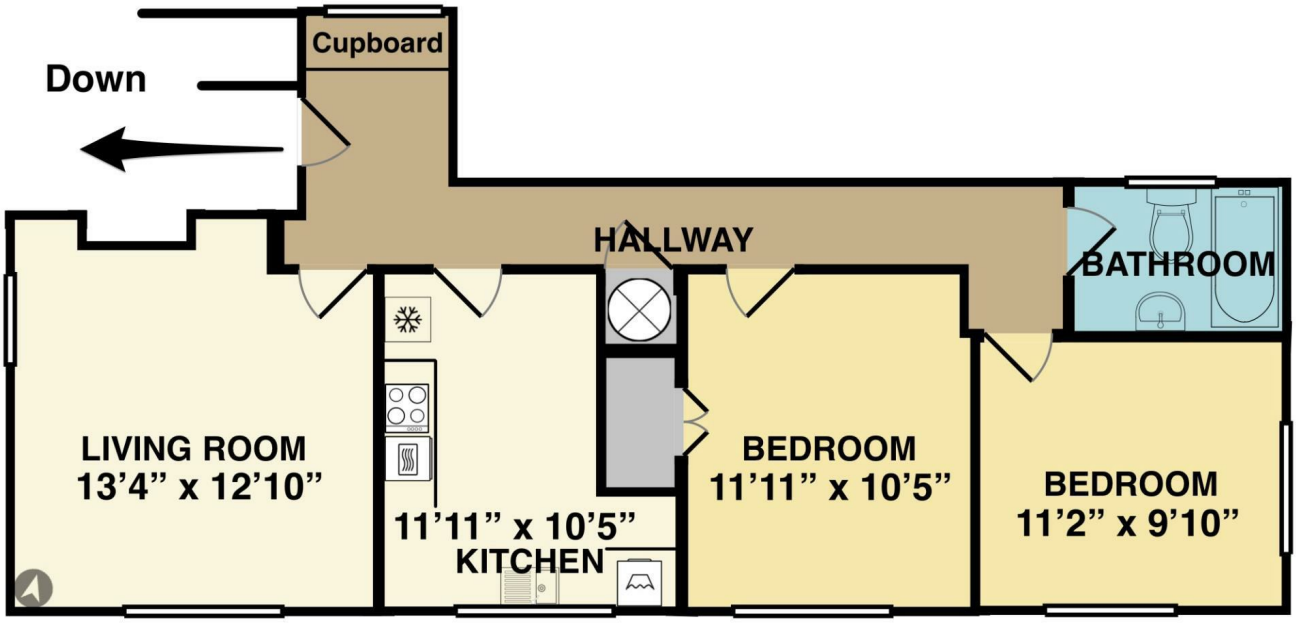
Deposit: A deposit of one calendar months rent will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions (www.mydeposits.co.uk).

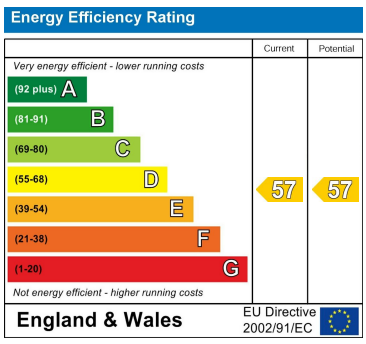
Outgoings: Tenants will be responsible for payment of electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).

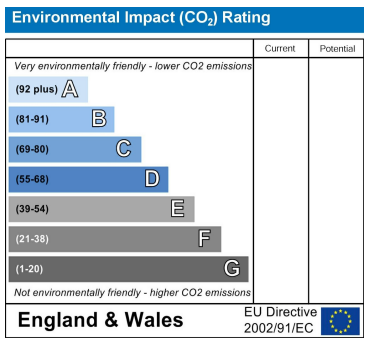




Accommodation














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