ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964

PENNY ROSE, 43 ASHDALE ROAD, HELMSLEY, YO62 5DE

A substantial detached house in a desirable part of Helmsley available to rent unfurnished on a longer term basis

Entrance Hall	**Sitting Room**	**Living Room**
Dining Room	**Inner Hall + Cloakroom**	**Kitchen**
Rear Porch	**3 Double Bedrooms**	**Bathroom**
Plenty of Storage	**Garage + Parking**	**Large Garden**

RENT: £1,000 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Helmsley is a sought after town with a weekly market on a Friday and an array of shops providing important every day amenities as well as good eateries, craft shops, boutiques and well stocked delicatessens. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden and Helmsley Art Centre popular for its film programmes, theatre productions, art exhibitions and workshops. Helmsley lies at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road.

No. 43 Ashdale Road, known as Penny Rose, comprises a substantial detached house with a large, lawned garden to the rear, a garage with storage above and plenty of parking on the drive in front.

The property has been newly decorated and carpeted and comes with three reception rooms, a good size kitchen, a useful rear porch for indoor plants or storage plus a ground floor loo. On the first floor there are three double bedrooms and family bathroom.

Whilst the property retains an older-style interior, it is well maintained and provides a comfortable homely environment with plenty of character, presenting an excellent opportunity for tenants seeking a property with 'personality' rather than a modern, uniform finish.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

Council Tax: North Yorkshire Council band E

EPC Rating: E

Rent: £1,000 per calendar month, payable monthly in advance by bankers order.

Tenancy: The property is will be let on an Assured Periodic Tenancy. Preference will be given to those looking to rent on a longer term basis.

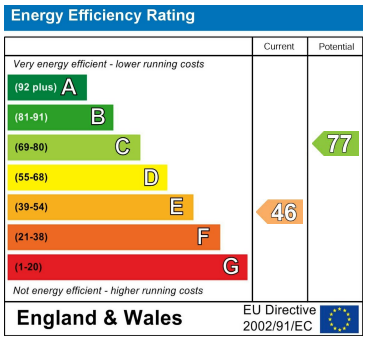
Deposit: A deposit of £1,000 will be required at the commencement of the tenancy. The deposit will be protected through MyDeposits Bond Guarantee Scheme www.mydeposits.co.uk

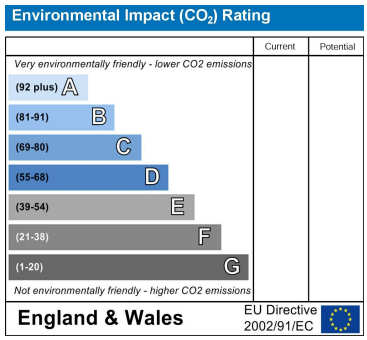
Outgoings: Tenants will be responsible for payment of electricity, water, gas and Council Tax, plus the cost of a telephone connection (if required and if applicable).

Accommodation

Total area: approx. 187.7 sq. metres (2020.2 sq. feet)

Penny Rose, 43 Ashdale Road, Helmsley





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