

ROUNTHWAITE & WOODHEAD

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



15 KELD HEAD ORCHARD, KIRKBYMOORSIDE, YO62 6EF

A modern semi detached house with garden and parking
available on a longer term let

Entrance Porch

Sitting Room

Kitchen

2 Bedrooms

Bathroom

Gas Central Heating

Double Glazing

Parking & Garden

EPC Rating D

RENT: £675 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

Kirkbymoorside is an attractive market town, described as the 'Gateway to the Moors' offering a good range of local amenities including family butcher, grocer, chemist, doctors' surgery and a weekly market on Wednesday. The neighbouring market towns of Pickering, Helmsley and Malton are within comfortable travelling distance and provide similar facilities. York can be reached in just under an hour. Keld Head Orchard is a mature development of mixed properties, popular with young families and retired persons alike. The development lies on the north western side of Kirkbymoorside, a pleasant stroll from the Market Place.

15 Keld Head Orchard comprises a well-presented two bedroom semi-detached house, neutrally decorated throughout, with parking for two cars and attractive low-maintenance gardens.

The accommodation comprises an entrance hall, sitting room/diner, and a modern fitted kitchen to the ground floor. On the first floor there are two bedrooms and a bathroom. The house has gas central heating and uPVC double glazing.

Outside, there is a lawned garden to the front, whilst the rear garden is principally paved, providing an easily maintained space for garden furniture and planted pots. There is also a useful garden shed. Private parking for two cars is on the drive to the side.

The Landlord is specifically looking for someone intending to make the property their home for the foreseeable future and is not seeking a short-term or interim letting.

General Information

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

Council Tax: We are informed by Ryedale District Council that the property falls in band B.

Rent: £675 per calendar month, payable monthly in advance by standing order. Strictly no smokers.

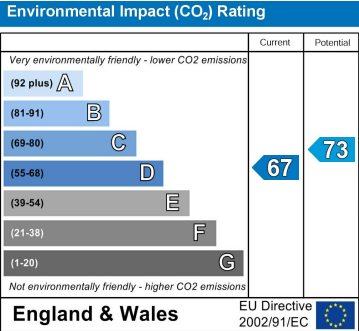
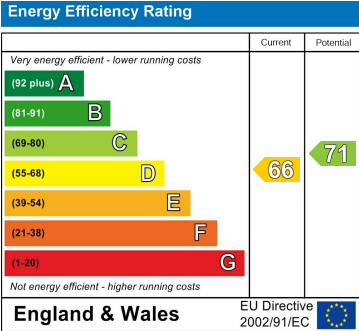
Tenancy: The property will be let on an Assured Periodic Tenancy and preference will be given to tenants who are looking for a longer term rental.

Deposit: A deposit of £675 will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect the deposit through MyDeposits.

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



Accommodation





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD