

## THE DAIRY, LINGHOLM LANE LEBBERSTON



**A well presented ground floor barn conversion with two double bedrooms, shared courtyard and allocated parking.**

The accommodation briefly comprises: entrance hall, open plan living room and kitchen, two bedrooms and two en-suite wash rooms.  
Oil fired central heating and new UPVC double glazing.  
Sorry no pets, no smokers. One child maximum.

**RENT £670 PCM**

The Dairy is a well presented ground floor barn conversion. The accommodation briefly comprises: entrance hall, open plan living room and kitchen, two double bedrooms and two en-suite wash rooms.

Outside there is a shared courtyard and allocated parking

## **ACCOMMODATION COMPRISES**

### **ENTRANCE HALL**

1.90m(6'3") x 1.10m(3'7")

Plinth with coat hooks. Fuse box. Radiator.

### **OPEN PLAN LIVING ROOM**

4.90m(16'1") x 4.80m(15'9") (max)

Arch style UPVC – DG window to the front. Television point. Two radiators.

### **KITCHEN AREA**

Range of fitted wall and floor units stainless steel single drainer sink unit mixer tap. Electric oven. Extractor fan. Space for fridge freezer. Space for dishwasher. Tiled splash backs. Smoke alarm.



### **BEDROOM ONE**

4.80m(15'9") x 2.80m(9'2")

UPVC - DG window to the side. Smoke alarm. Radiator.



### **EN-SUITE BATHROOM**

2.50m(8'2") x 1.80m(5'11")

Matching white suite comprising: low flush WC, pedestal basin and bath with Mira shower over. Part tiled walls. Fully tiled floor. Wall light and shaver point. Extractor fan.

### **BEDROOM TWO**

4.80m(15'9") x 4.10m(13'5") (max)

UPVC - DG windows to the side. Recessed ceiling lights. Smoke alarm. Television point. Radiator.

### **EN-SUITE SHOWER ROOM**

1.90m(6'3") x 1.80m(5'11")

Matching white suite comprising: low flush WC, pedestal basin and fully tiled shower cubicle with Mira Shower. Wall light and shaver point. Fully tiled floor. Extractor fan.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

### **OUTSIDE**

Allocated parking space. Access to a shared courtyard garden.



### **GENERAL INFORMATION**

Services: Mains water and electricity. Oil fired central heating.

Rent: £670.00 PCM

Bond: £670.00

Postcode: YO11 3PG

Viewing: Strictly by appointment through the agents Malton office.

Tenure: The property is available to rent on an Assured Shorthold Tenancy for twelve months renewable by agreement

Sorry: No pets, no smokers, one child accepted.

