

ROUNTHWAITE & WOODHEAD

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



16 UNDERCLIFFE, PICKERING, NORTH YORKSHIRE, YO18 7BB

A charming and surprisingly spacious, one bedroom, stone cottage in the centre of town

Sitting Room

Double Bedroom

Rear Garden

Kitchen

Gas Central Heating

Parking Space Negotiable

Shower Room

Outhouse

EPC Rating D

RENT: £600 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 an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and Intercity service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Undercliffe is one of the older streets in Pickering that heads North towards the village of Newton upon Rawcliffe and runs along side the Steam Train station. It is lined with mostly older stone terrace cottages and is an easy walk (in under a minute) to the shops and services of Pickering's Market Place.

No. 16 is located towards the end of Undercliffe opposite the former mill. It is a one bedroom, mid terrace cottage with a detached rear garden up some steps from the cottage and an outbuildings. Inside there is a sitting room to the front of the property with a log burning stove and has an open plan kitchen with wood block work surfaces. From the front entrance stairs rise to a double bedroom and shower room. The ground floor has quarry tiled with under floor heating.

General Information

Services: Mains Gas, electricity and water are connected. Connection to mains drains. Gas central Heating. Under floor heating on ground floor.

Council Tax: The property has been assessed by North Yorkshire Council as Band B

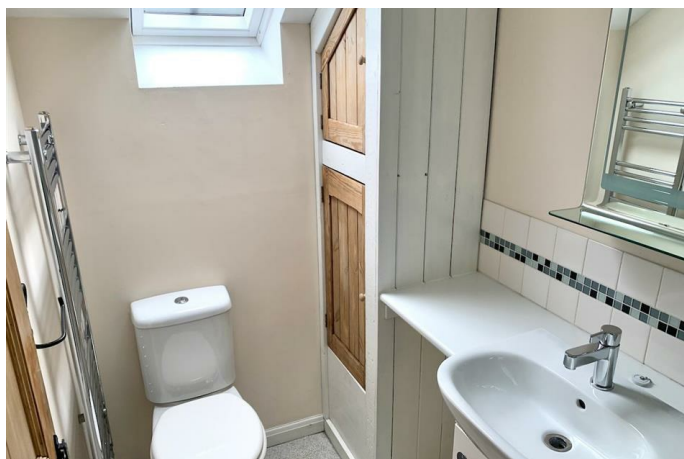
Rent: £600 per calendar month, payable monthly in advance by bankers order. Strictly no smoker.

Note: A parking space for a single vehicle can be made available through separate negotiation with the landlord.

Tenancy: The property will be let on an Assured Periodic Tenancy but with preference for a longer term tenant. The property will be let unfurnished.

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).

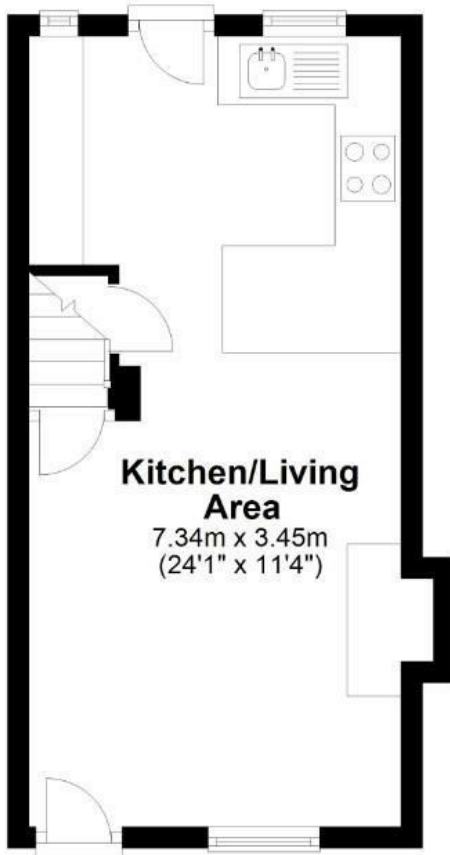
Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).



Accommodation

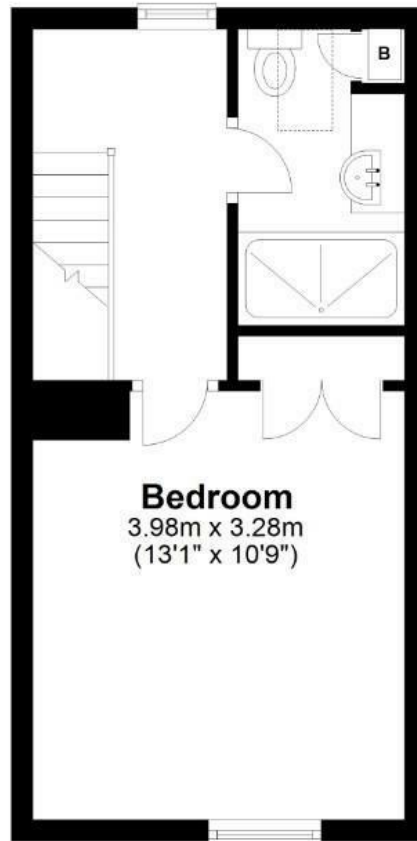
Ground Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



First Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



Total area: approx. 49.0 sq. metres (527.6 sq. feet)

16 Undercliffe, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

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