



LILAC COTTAGE , WELBURN MANOR , WELBURN , YORK , NORTH YORKSHIRE , YO62 7HH

Unfurnished, £825 pcm, Available Now



£825 pcm Unfurnished



2



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2

• 2 Bedroom • Rural Location • Garden • Off Road Parking • Council Tax Band D •

• EPC Exempt

Description

The 2 bedroom cottage is adjacent to a working farmyard.

The property consists of the following:

Ground Floor: Kitchen, Living room with open fire and dining room.

First Floor: 2 bedrooms and a family bathroom with bath and separate shower.

Outside

Walled garden to front of property. Off road parking to the rear for 2 vehicles.

Tenancy

Rent: £825pcm, payable monthly in advance by bank standing order. The rent includes all water and electricity charges.

Deposit: £951 (five weeks) will be held by Savills as Stakeholder in a non-interest bearing account and registered with the Tenancy Deposit Scheme. It will be returned on termination, subject to compliance with the terms and conditions of the agreement.

Maintenance: The house and surrounding area must be kept in a clean and tidy state at all times. The Tenant will be responsible for the interior of the property, fixtures and fittings. The Landlord will be responsible for the structure and exterior.

Pets considered, to be approved by the Landlord in writing beforehand.

No Smoking.

Outgoing: The tenant will be liable for Council Tax, water charges and all other outgoings demanded on the property during the term, including contents insurance which they should arrange.

Council Tax Band D

Services

Mains electric. Private water supply.



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Local Information

Lilac Cottage is situated in the village of Welburn. Approximately 25 miles from York and 10 miles from Pickering.



Awaiting image



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