ROUNTHWAITE & WOODHEAD

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









8 YEOMANS COURT, KIRKBYMOORSIDE, YO62 6EU

A well presented end terrace having recently been refurbished available to rent unfurnished on a longer term basis

Entrance Hall	**Sitting Room**	**Kitchen**
2 Bedrooms	**Bathroom**	**Enclosed Garden**
Garden Shed	**Off- Street Parking**	**EPC Rating: D**

RENT: £600 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

This newly refurbished end-terrace property, built in the 1990s, offers modern and low-maintenance living situated in a convenient location.

The property has the benefit of a brand new fitted kitchen, a brand new gas central heating boiler and new carpeting and decor throughout. There are two bedrooms and bathroom on the first floor.

Externally, there is a small rear garden area with garden shed, useful side access and private off street parking is in front of the house.

Ideally situated just a stone's throw from a range of local amenities and within easy walking distance of the town's Market Place, this is a perfect property for a single person or couple looking to settle and stay on a more longer term let.

General Information

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

Council Tax: We are informed by North Yorkshire Council that the property falls in band A.

Rent: £600 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 £600 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

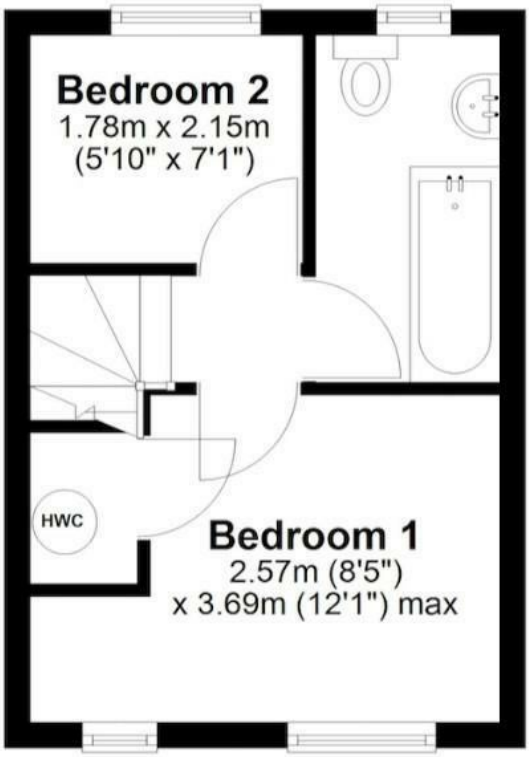
Ground Floor

Approx. 19.6 sq. metres (210.8 sq. feet)

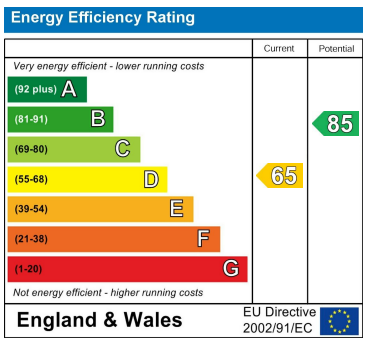


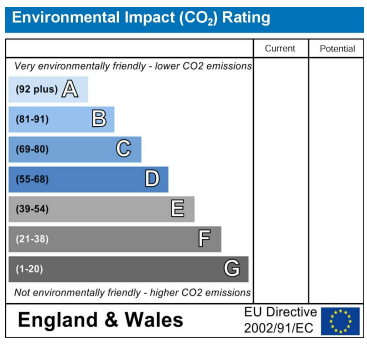
First Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



Total area: approx. 39.2 sq. metres (421.5 sq. feet)












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