

ROUNTHWAITE & WOODHEAD

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



2 THE CRESCENT, HELMSLEY, YORK, YO62 5DF

A newly refurbished semi detached house available to rent on a longer term basis

Entrance Hall
Utility/Boot Room
Gas Central Heating
Single Garage
Sitting Room/Diner

2 Bedrooms
uPVC Double Glazing
Additional Parking
Newly Fitted Kitchen
Bathroom

EPC Rating D
Front & Rear Garden + Outbuilding

RENT: £850 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

Helmsleyone of the most sought after towns in Ryedale with a weekly market on a Friday and an array of shops providing important every day amenities as well as a reputable primary school, good eateries, craft shops, boutiques and a well stocked delicatessen. Helmsley lies at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road.

The Crescent is an established residential area located within just 5 minutes walk of the town centre. No. 2 The Crescent comprises a semi detached, brick built house with gas central heating and uPVC double glazing. The accommodation is arranged over two floors and is follows:

Entrance Hall

Sitting Room/Diner with gas fire

Newly fitted kitchen with dishwasher, electric cooker and hob

Rear Entrance/Utility/Boot Room with plumbing for washing machine

2 Double Bedrooms

Bathroom with shower over the bath

There is a shared driveway providing off street parking space, leading to a detached single garage with lawned garden to the front and rear. There is a useful outhouse for storing gardening equipment, bikes etc., and includes an outside loo.

General Information

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

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

Rent: £850 per calendar month, payable monthly in advance by bankers order.

Deposit: A deposit of £850 will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect the deposit, covered by the insurance backed scheme run by 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).

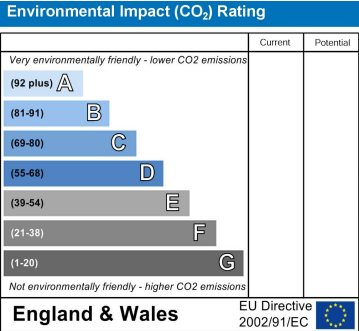
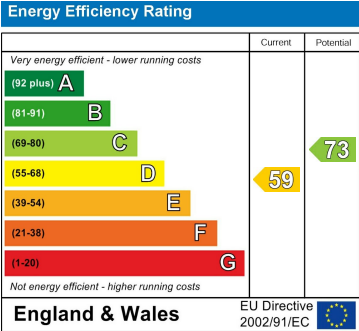
Additional Note: Strictly no smokers.

Viewing Arrangements: By appointment through the Agents. Tel: 01751 430034

Email: enquiries@rwestateagents.co.uk



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