

ROUNTHWAITE & WOODHEAD

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



5 KIRK FORGE, PIERCY END, KIRKBYMOORSIDE, YO62 6JA

**An individual detached bungalow, tucked away in a central part of the town
available to rent unfurnished on a longer term basis**

Large Entrance Porch

Sitting Room/Diner

Fully Fitted Kitchen

Utility Room

Two Bedrooms

Shower Room

Gas Central Heating

uPVC Double Glazing

EPC Rating D

Single Garage

Parking

Small Garden

RENT: £775 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

Kirk Forge is nicely tucked away along a private drive off Piercy End, just a stones throw from the main Market Place in Kirkbymoorside. Referred to as 'The Gateway to the Moors' Kirkbymoorside is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday.

5 Kirk Forge comprises an individual, detached bungalow in immaculate order throughout and is being offered to rent on an unfurnished basis. Coupled with gas central heating and uPVC double glazing the property has a large sitting room/diner, a well equipped kitchen with integrated appliances, separate utility room, two bedrooms and shower room. There is an integrated garage as well as parking for one vehicle. The garden area is small with two flower beds to maintain plus a quiet area to sit. A peaceful location and handy for the facilities of the town.

General Information

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

Council Tax: North Yorkshire Council - band D.

Rent: £775 per calendar month, payable monthly in advance by bankers order. Strictly no smokers.

Tenancy: The property will be let on an Assured Periodic Tenancy.

Deposit: A deposit of £775 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).

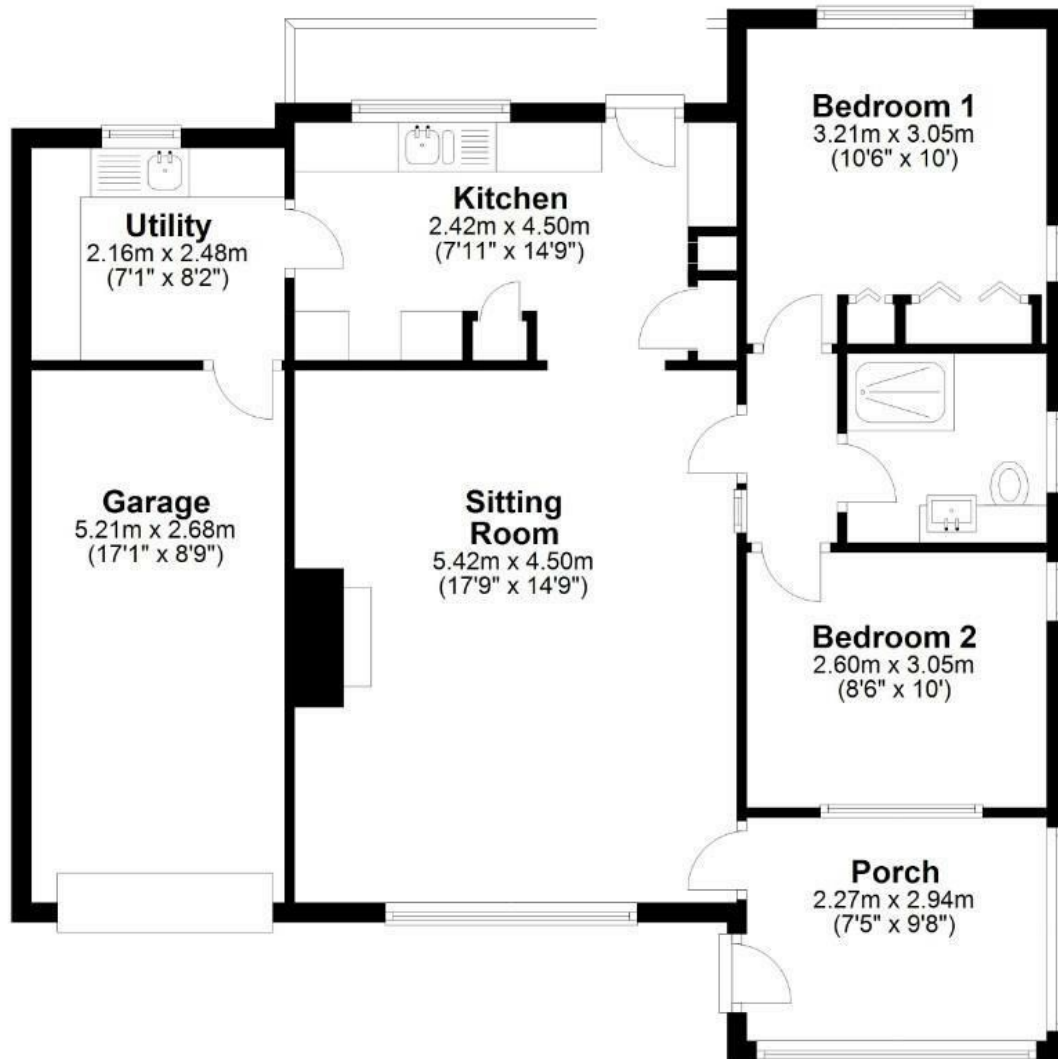
Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation

Ground Floor

Approx. 88.5 sq. metres (953.0 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

5 Kirk Forge, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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