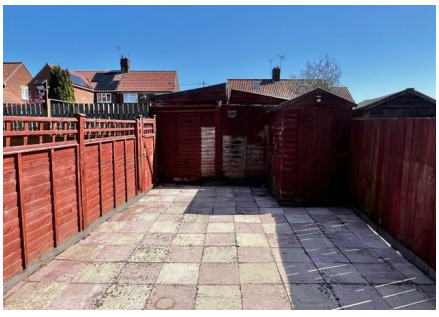
ROUNTHWAITE & WOODHEAD

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









12 YEOMANS COURT, KIRKBYMOORSIDE, YORK, YO62 6EU

A well presented mid terrace house within a short stroll of the town centre

Entrance Hall	**Sitting Room**	**Kitchen**
2 Bedrooms	**Bathroom**	**EPC Rating: D**
Parking Space	**Small Garden**	**Garden Shed**

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

A well-presented two-storey brick-built townhouse constructed in the 1990s, offering practical easy to run accommodation, well suited for a single person or couple.

The ground floor features a bright and sociable open-plan layout, combining kitchen, living, and dining area and their are two bedrooms on the first floor, the smaller of the two would work well as a nursery, home office, or dressing room, plus there is a bathroom.

Externally, the property has an enclosed rear garden, providing a private outdoor space with low-maintenance appeal. To the front, there is off-street parking for convenience.

Complete with uPVC double glazing and gas central heating, this is an excellent opportunity for those seeking a first home, or indeed a retirement home, available to rent on a more longer term basis.

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

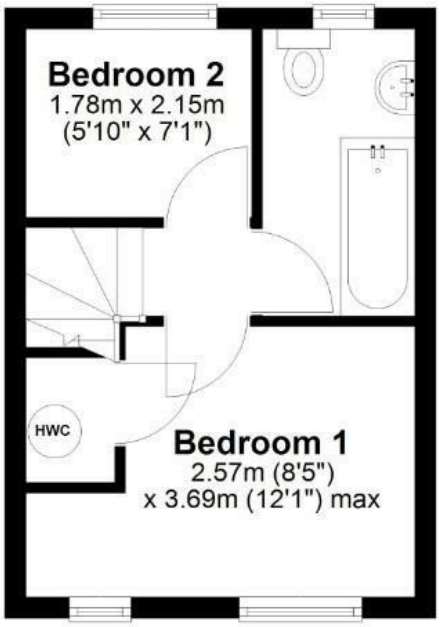
Ground Floor

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



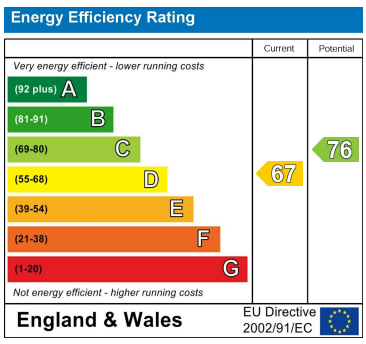
First Floor

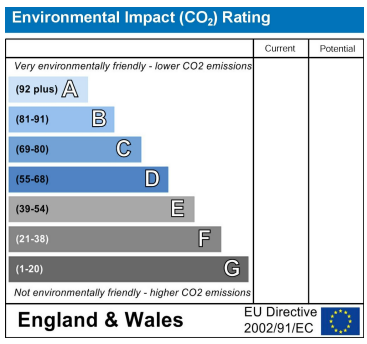
Approx. 19.6 sq. metres (210.8 sq. feet)



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

12 Yeomans Court, Kirkbymoorside

















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.