



22 Old Mill View | Sheriff Hutton

Number 22 Old Mill View is a two bedroom semi-detached bungalow with single garage and gardens to front and rear, in this sought after village location of Sheriff Hutton. Other benefits include uPVC double glazed windows and oil-fired central heating. Available immediately.

- A two bedroom, semi-detached bungalow
- Garden, off-street parking and garage
- Let on an Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Kitchen and living room, two bedrooms and family bathroom
- Popular village location, with local amenities
- No smokers; pets at the landlord's discretion
- A deposit equivalent to 5 weeks' rent is required at the commencement of the tenancy

£750 PCM



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ACCOMMODATION ON THE GROUND FLOOR

KITCHEN

13'7" x 7'3" (4.14m x 2.21m)

With a range of modern base and wall mounted units and work surfaces over, integral oven with four ring electric hob and extractor fan over, stainless steel sink and drainer, dishwasher, and fridge freezer. uPVC double glazed window.

LIVING ROOM

17'5" x 10'5" (5.31m x 3.18m)

Electric fire with surround, double radiator, and uPVC double glazed window.

INNER HALL

Including airing cupboard housing hot water cylinder.

BEDROOM 1

11'11" x 9'2" (3.63m x 2.79m)

Fitted wardrobe.

BEDROOM 2

8'9" x 8'2" (2.67m x 2.49m)

Laminate wood flooring and French door to the outside.

BATHROOM

6'8" x 5'6" (2.03m x 1.68m)

Three-piece suite comprising of panelled bath (with electric shower over), low flush wc and pedestal wash hand basin. Opaque uPVC double glazed window.

OUTSIDE

Open plan lawned area to the front, driveway to the side of the property providing off-street parking, and leading to the single garage with up and over door. Decked area to the rear. Oil tank.



SERVICES

We understand that the property is connected to mains electricity, water and drainage supplies. Central heating is provided by an oil-fired boiler.

COUNCIL TAX

We are verbally informed that the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

DIRECTIONS

From the Malton office head out of Malton on the A64 towards York. Proceed along the A64 for approximately 5 miles and take the right hand turn into Welburn village.

Go through the village and straight across at the crossroads towards Bulmer. Proceed through Bulmer village, and follow the road for approximately 3 miles to Sheriff Hutton. As you enter the village proceed on to North Garth Lane before turning left at the roundabout on to New Lane. Take the next right turn on to West End and continue as the road becomes Old Mill View. No. 22 is clearly identified by our BoultonCooper 'To Let' board.



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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

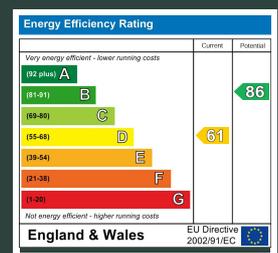
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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