

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 5 Graystone Court Hawthorn Lane, Pickering, YO18 7DT

£750 PCM

- Two double bedrooms
- Close to amenities
- Lovely courtyard setting
- Available August
- Gas central heating



# 5 Graystone Court Hawthorn Lane, Pickering YO18 7DT

Well presented stone cottage forming part of a small courtyard is available to rent, well positioned within easy reach of the town. Hallway, spacious lounge, dining kitchen, two bedrooms and first floor bathroom. Gas central heating, uPVC double glazing, low maintenance outside space, private parking.



Council Tax Band: B



### Full Description

Pickering is an historic market town with a good shopping and an excellent range of additional facilities and amenities. Graystone Court is situated between Eastgate and Ruffa Lane on the eastern side of the town centre. It is approached on foot from Eastgate and vehicle access is gained from Hawthorn Lane (which leads off Ruffa Lane) The access is privately owned and there is no public right of way through the courtyard.

### Entrance

Door to the front aspect

### Dining kitchen

Window to the front aspect, a range of wall and base units, ample dining space, cooker, radiator, space for washing machine and fridge freezer.

### Lounge

Window to the front aspect, radiator, stairs to the first floor.

### Bedroom One

Window to the front aspect, cupboard with combi boiler, radiator.

### Bedroom Two

Window to the front aspect, radiator.

### Bathroom

Window to the rear aspect, low flush W.C. basin with pedestal, bath with shower over and radiator

### Outside

Please note the only outside space is the area of flag stones to the front. There is no rear garden. Allocated single parking space within the courtyard.

### Directions

Pickering is an historic market town with a good shopping and an excellent range of additional facilities and amenities. Graystone Court is situated between Eastgate and Ruffa Lane on the eastern side of the town centre. It is approached on foot from Eastgate and vehicle access is gained from Hawthorn Lane (which leads off Ruffa Lane) The access is privately owned and there is no public right

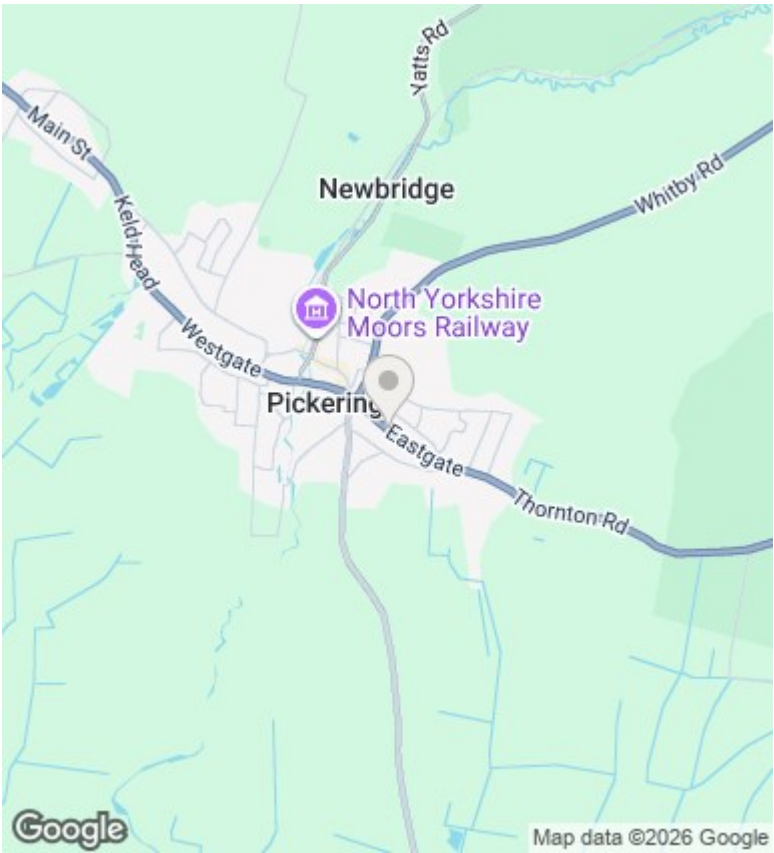
20 Birdgate, Pickering, YO18 7AL - 01751 476 900  
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

### Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

### Council Tax Band

B



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>60</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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