

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## CUSHION COTTAGE, 5A WILLOWGATE, PICKERING, YO18 7BE

A centrally located three bedroomed cottage with parking

**Living Kitchen**

**Sitting Room**

**Cloakroom**

**3 Bedrooms**

**Bathroom**

**Gas Central Heating**

**uPVC Double Glazing**

**Rear Yard/Garden**

**Parking Space for One**

**Available Immediately**

**Very Short Walk to Shops**

**EPC Rating D**

**RENT: £775 PER MONTH**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent links to the East Coast and City of York where the Intercity train Service runs from London to Edinburgh. Pickering has a good range of shops, a Monday street market, reputable schools for all ages and amenities that include doctors surgery, dental clinics and library. There are also a wealth of recreational activities close to hand, such as Dalby Forest, The North York Moors Steam Railway and Pickering Castle. Willowgate is one of the older streets in Pickering and links the Market Place to the Castle.

Cushion Cottage is a detached stone property, with a westerly aspect just a 30 second into the towns centre. It has a small rear yard and a private parking space for one vehicle. The accommodation includes a Living Kitchen with fitted base units and space for a dining table. There is a separate sitting Room with double doors onto the rear yard. The open stair case rises from the dining area to access three bedrooms, a bathroom and additional separate wc.

## General Information

Services: Mains Gas, electricity and water are connected. Connection to mains drains. Gas central Heating. uPVC Double Glazing. Private parking for 1 car

Council Tax: The property has been assessed by North Yorkshire Council as Band C

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

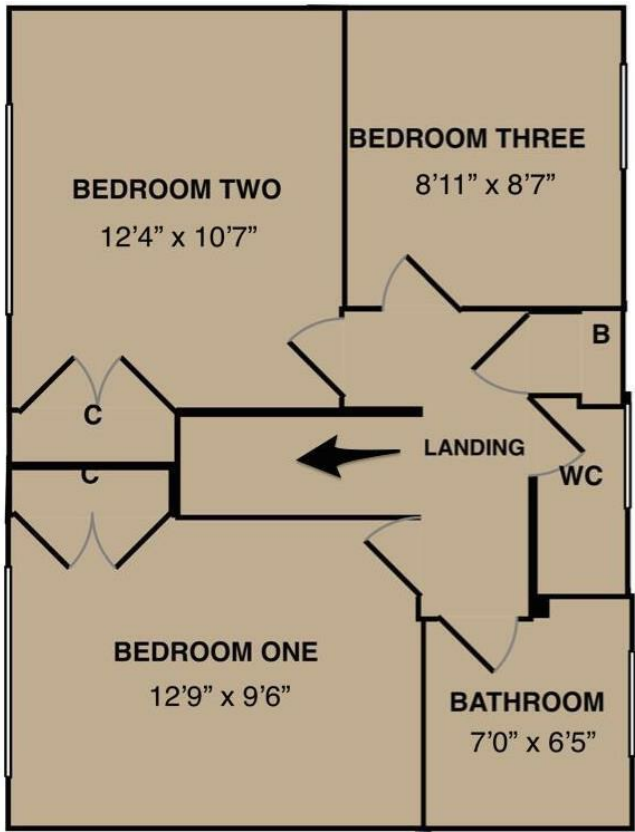
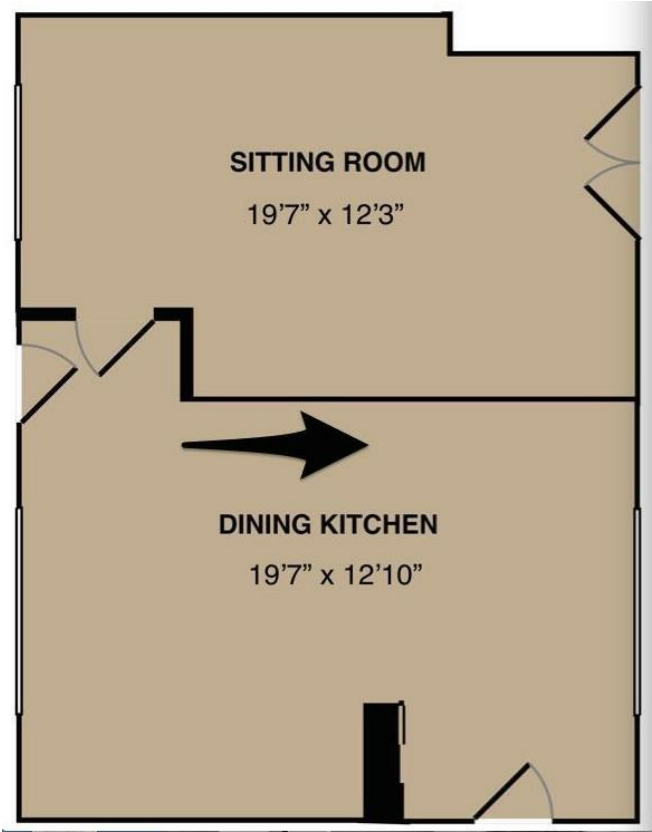
Tenancy: The property will be let on an Assured Periodic Tenancy

Deposit: A deposit of one calendar months rent 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](http://www.mydeposits.co.uk)).

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



# Accommodation



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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