

ROUNTHWAITE & WOODHEAD

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



KEMPLEY, 114A OUTGANG ROAD, PICKERING, YO18 7EL

A well presented detached bungalow offering single storey accommodation

Entrance Hall

Two Bedrooms

uPVC Double Glazing

Cul-de-sac Location

Living Room

Shower Room

Ample Parking

Close to town

Kitchen

Electric Heating

Rear Garden

EPC Rating D

RENT: £850 PER MONTH

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

www.rounthwaite-woodhead.co.uk

Description

Outgang Road is an area of mixed houses and bungalows situated to the Western side of Pickering yet conveniently located for the town's main shopping facilities. Pickering provides a wide range of amenities and lies along the A170 Thirsk to Scarborough road allowing good road access to other neighbouring towns such as Kirkbymoorside, Helmsley and Malton.

Kempley has an Easterly aspect on a 'no through' road and offers neatly arranged, single storey accommodation with plenty of off street parking and a low maintenance garden. The property is neatly presented, all windows and external doors are uPVC double glazed. Additionally there is electric central heating. The accommodation comprises a good sized living room, two double bedrooms, shower room and a kitchen spacious enough for a breakfast table.

General Information

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

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

Rent: £850 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. Preference will be given to tenants without pets.

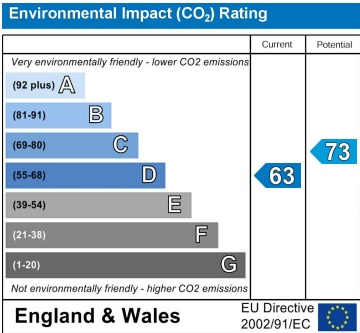
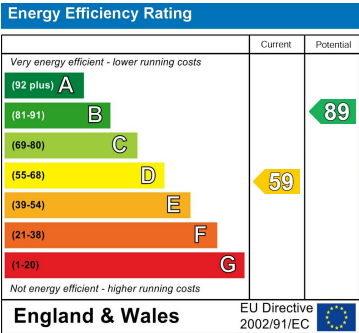
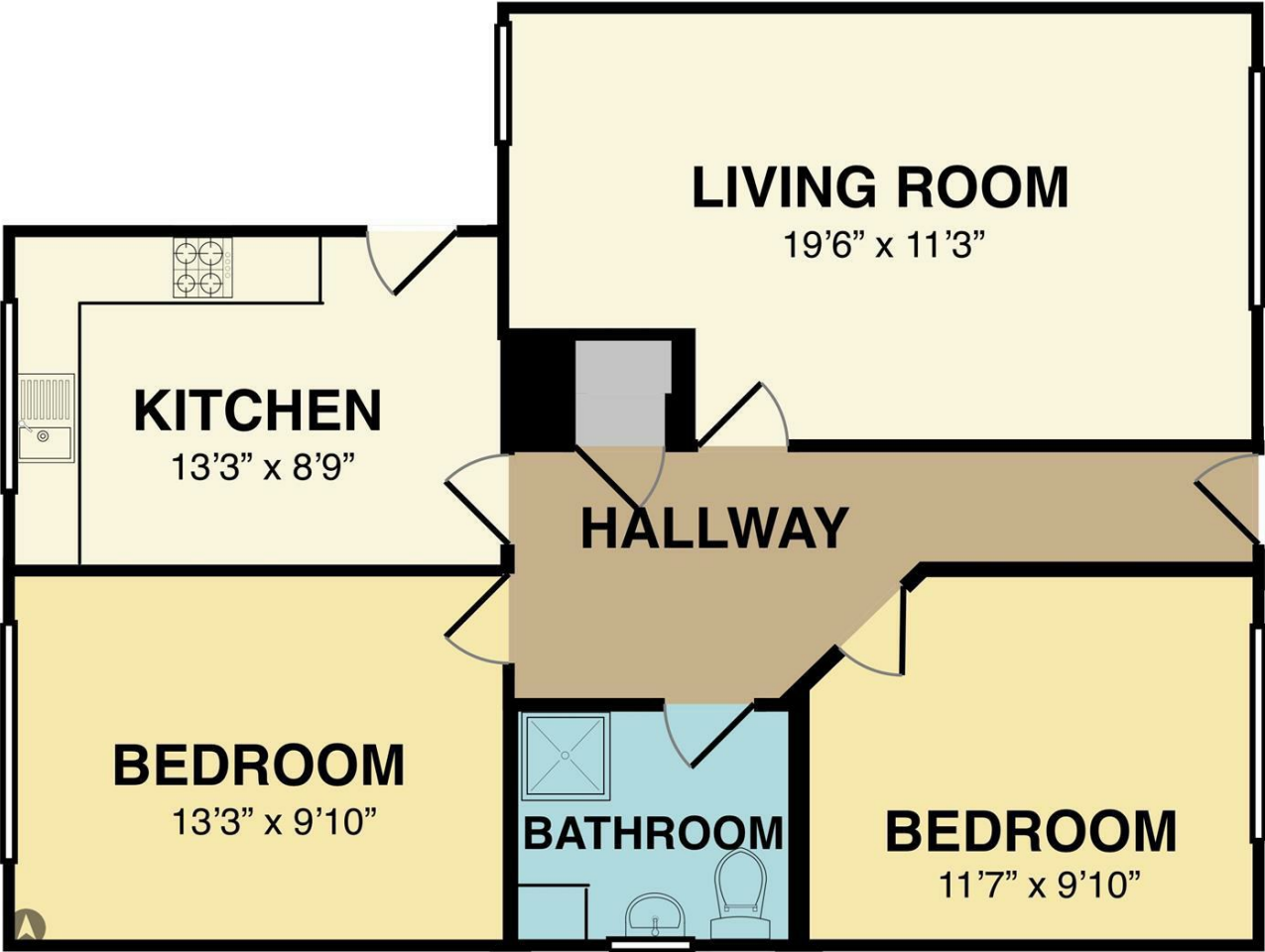
Tenancy: The property will be let on an Assured periodic Tenancy with preference for a longer term tenant.

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).

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



Accommodation





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.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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