ROUNTHWAITE & WOODHEAD

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









WYCHWOOD COTTAGE HUTTON-LE-HOLE, YO62 6UA

A beautifully presented and recently converted cottage in the centre of the village.
Local occupancy criteria to be fulfilled

Living Kitchen	**Electric Central Heating**	**EPC Rating E**
Large Double Bedroom	**Car Parking Space**	**Overlooking the Green**
Bathroom	**Dog Friendly**	**Rural Location**

RENT: £595 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Hutton-le-Hole is a popular village on the southern edge of the North York Moors National Park where a community of traditional stone properties are grouped around wide open greens and the sheep graze freely. The village lies just three miles north of the A170 giving quick and easy access to the local market towns of Kirkbymoorside, Pickering and Helmsley.

Wychwood Cottage is a recently converted one bedroom property that over looks the village green. It has a light living kitchen on the ground floor with space for a dining table and seating. The newly fitted kitchen has an integrated electric oven, hob and extractor fan. There is also plumbing for a washing machine and room for a fridge/freezer. Upstairs there is a large double bedroom with exposed roof trusses and a white suited bathroom.

Outside there is a single parking space.

General Information

Services: Mains Electricity and water are connected. Connection to mains drains. Electric central Heating.

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

Rent: £595 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. One dog considered. Tenants must fulfil the Local Occupancy Criteria, details available from the Letting Agent.

Tenancy: The property will be let on an Assured Shorthold Tenancy for an initial period of 12 months but with preference for a longer term tenant.

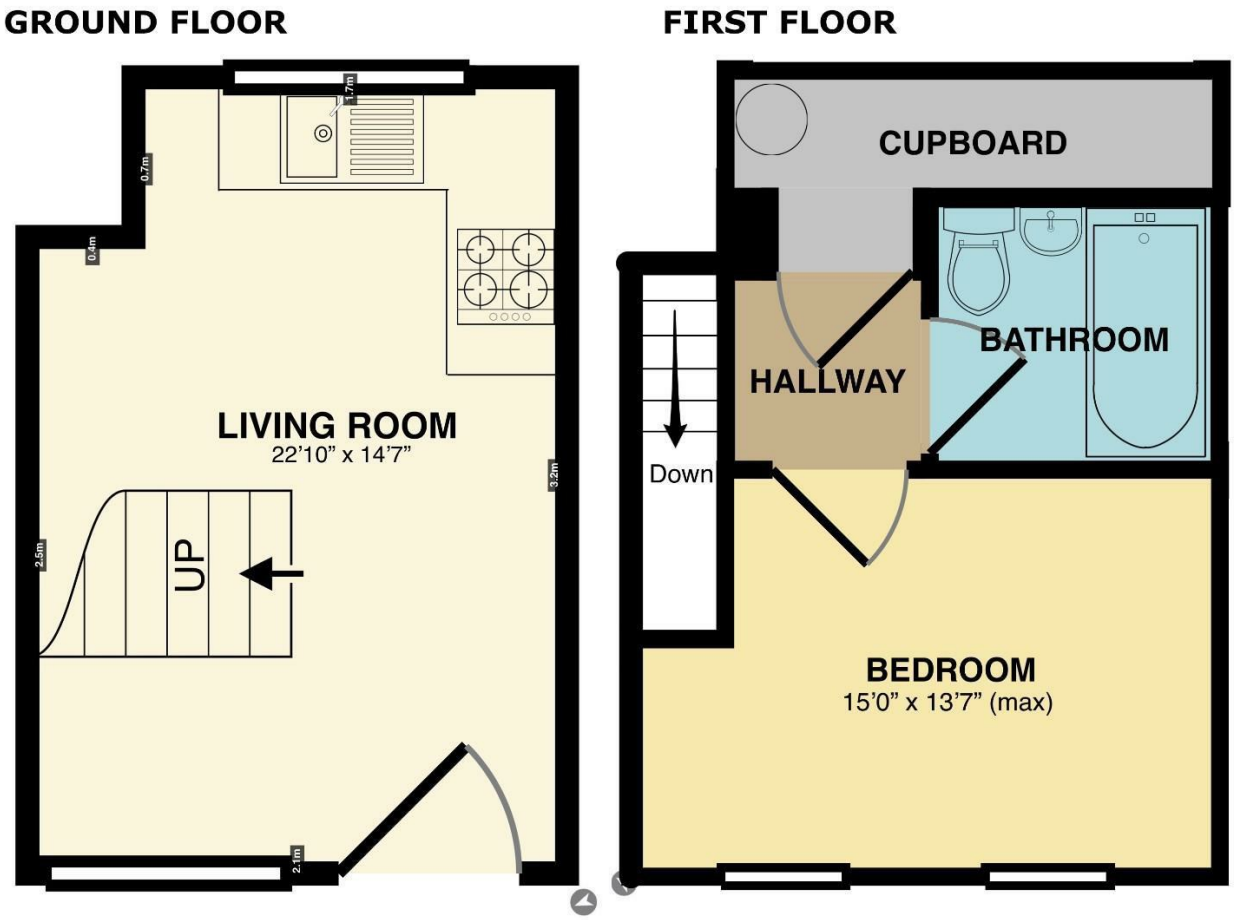
Deposit: A deposit of one calendar months rent will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions (www.mydeposits.co.uk).

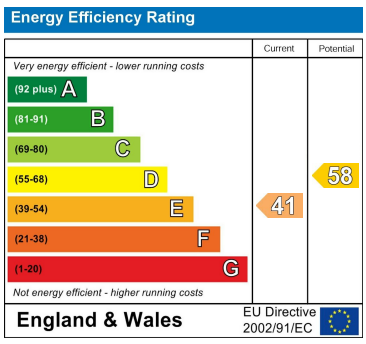
Outgoings: Tenants will be responsible for payment of electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).

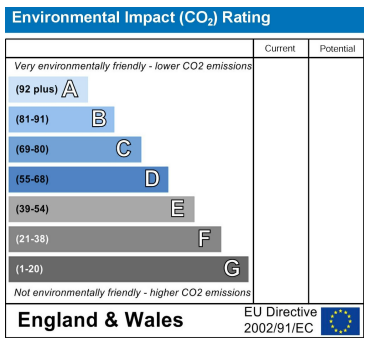




Accommodation



















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