

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



8 HIGH MARKET PLACE, KIRKBYMOORSIDE, YO62 6AX

**A surprisingly large, Grade II Listed Cottage available to rent
with a small garden to the rear, single garage & parking**

Entrance Hall

Sitting Room/Diner

Kitchen

Cloakroom

2 Large Double Bedrooms

Bathroom

Gas Central Heating

Small Garden

Garage + Off Street Parking

RENT: £800 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Occupying a central position within the delightful market town of Kirkbymoorside, this attractive Grade II Listed stone and pantile cottage offers surprisingly spacious and well-proportioned accommodation, combining traditional character with comfortable modern living.

The ground floor features a generously sized sitting room, providing a welcoming and versatile living space, together with a fully fitted kitchen with cloakroom off the rear entrance lobby.

To the first floor are two good-sized double bedrooms and a family bathroom, making the property ideally suited to a professional couple, small family or those simply looking for a little extra space.

Externally, the cottage benefits from a small garden to the rear, along with the considerable advantage of a garage and parking — a particularly valuable feature for such a centrally located property.

Ideally positioned for the amenities of this lovely market town, this appealing cottage offers an excellent opportunity to enjoy life in the heart of Kirkbymoorside and is available to rent, unfurnished, on a more longer term basis.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas fired central heating.

Council Tax: We are informed by North Yorkshire Council that the property falls in band C

EPC Rating: D

Rent: £800 per calendar month, payable monthly in advance by bankers order.

Deposit: A deposit of £800 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, gas, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).

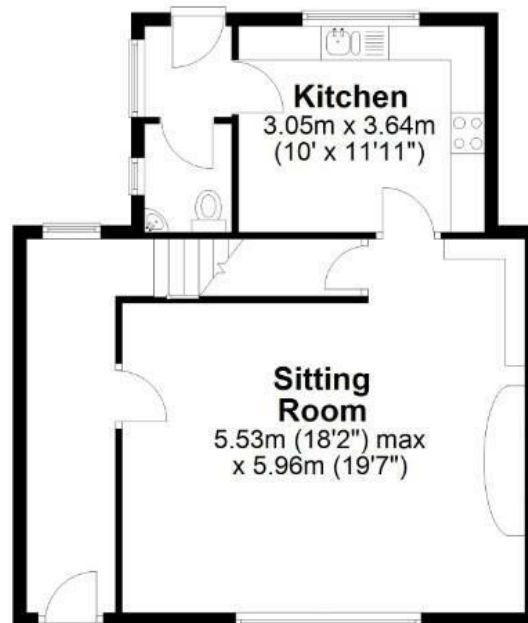
Kirkbymoorside is a popular market town situated at the foot of the North York Moors National Park. It lies along the A170 Thirsk to Scarborough road providing quick and east access to neighbouring market towns of Helmsley and Pickering, Scarborough on the east coast and Malton to the south where there are good road and rail links to the City of York. Within the town is a doctors surgery, library, deli, chemist, Spar and Co-op amongst other every day amenities and also an 18 hole golf course.



Accommodation

Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 97.5 sq. metres (1049.1 sq. feet)

8 High Market Place, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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

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