

ROUNTHWAITE & WOODHEAD

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



4 BROOKFIELD GARDENS, THORNTON-LE-DALE, YO18 7SU

A recently constructed, high specification finish, semi detached property offering ground floor accommodation just a short walk from the village centre

Living Kitchen	Air Source Heating	Double Garage
Bathroom	Double Glazing	Store Room
Two Bedrooms	Communal Garden	Quiet Development
(Master En Suite)	Private Parking	EPC Rating B

RENT: £1,125 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

Thornton le Dale is a 'picture postcard' village that lies within the North York Moors National Park at the foot of Dalby Forest. The market town of Pickering lies some 4 miles to the west and Scarborough, Whitby and York are all within half an hours drive. The popular market town of Malton is only fifteen minutes drive away where the rail network connects to York, Leeds and Manchester. Thornton le Dale has a good range of local amenities including a butcher, baker, post office, newsagent and general store, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants. The village primary school is Ofsted rated good as is the nearby secondary school, Lady Lumley's secondary school in Pickering.

Brookfield Gardens is a private cul-de-sac, accessed along a gravel drive and is a comfortable walk to the centre of the village with all its amenities. Number 4 Brookfield Gardens is a newly constructed, semi detached, stone built property offering ground floor accommodation and a high specification modern interior. The open plan living kitchen looks out over the garden and there are two double bedrooms served by two bathrooms.

Outside the patios, lawned gardens and shrub borders are shared with the adjoining property and their up keep maintained by the landlords. There is a store room housing the heating equipment (air source) as well as a double garage, additional parking and the potential availability for an electric charging point.

General Information

Services: Mains electricity and water are connected. Connection to mains drains. Air Sourced, Underfloor, central heating. Double Glazing.

Council Tax: We are informed that this property has been assessed by Ryedale District Council as Band C

Rent: £1,125 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. No pets.

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.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(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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