

ROUNTHWAITE & WOODHEAD

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



95 DERWENT ROAD, PICKERING, YO18 7UA

A well presented, semi detached bungalow on the latest David Wilson Estate

Entrance Hall

Living Kitchen

Bathroom

Two Bedrooms

Gas Central Heating

uPVC Double Glazing

South Facing Garden

Off Street Parking

EPC Rating B

Quiet Cul-de-Sac

Rear Views

No Pets Preferred

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

Heather Croft is the latest David Wilson development located off the Whitby towards the Northern edge of Pickering. Still under construction the site is made up of a mixture of houses and bungalows.

No.95 is a semi detached brick built bungalow with parking for two cars on the private drive to its side and a private, rear south facing garden down mostly to lawn with a wood boarded fence. Inside the ground floor accommodation consists of a centrally placed entrance hall with bedrooms off either side and that extends to a light and airy living kitchen that includes fitted storage units, an area to dine and a siting area overlooking the roof top views beyond.

General Information

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

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

Rent: £850 per calendar month, payable monthly in advance by bankers order. Strictly no smokers. Preference to No 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 gas, electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).



Accommodation



Ground Floor

Kitchen/ Living/Dining	6358 x 4627 mm	20'10" x 15'2"
Bedroom 1	2689 x 4637 mm	8'10" x 15'3"
Bedroom 2	2212 x 3198 mm	7'3" x 10'6"
Bathroom	2212 x 2154 mm	7'3" x 7'1"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		83
(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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