



2 White Horse Mews | Kirkbymoorside, York

No. 2 forms part of a mews-style development, and offers well-presented two bedroom accommodation in a convenient location close to the centre of the popular market town of Kirkbymoorside.

- A mid-terrace cottage in the centre of the popular market town
- Two bedrooms and bathroom
- To be let on a 6 month Assured Shorthold Tenancy
- A bond of equal to 5 weeks' rent is required at the commencement of the tenancy
- No pets
- Open plan kitchen and living area
- Courtyard garden area, and on-street parking
- Usual reference checks apply following an application
- No smokers
- Available 1st December 2024

£550 PCM



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ACCOMMODATION

ON THE GROUND FLOOR

OPEN PLAN KITCHEN/LIVING AREA

15'7" x 14'8" (max) (4.75 x 4.47 (max))

Modern fitted kitchen with a stainless steel sink unit, Lamona electric oven and four ring hob with extractor hood over. Front aspect timber sash window, wood effect laminate flooring to the kitchen area and carpet to the living area, radiator, socket for a wifi connection and a useful storage cupboard housing the Glow Worm flexicom boiler. Open stair with balustrade leading to:

TO THE FIRST FLOOR

LANDING

With rear facing timber sash window and timber balustrade.

BEDROOM 1

7'6" x 6'5" (2.29 x 1.96)

Front aspect timber sash window, and radiator.

BEDROOM 2

6'11" x 9'9" (2.11 x 2.97)

Front aspect timber sash window, and radiator.

BATHROOM

5'7" x 7'11" (1.70 x 2.41)

Three piece suite comprising panelled bath with shower over, wash basin, and low flush wc. Heated towel rail, extractor fan, tiled floor and part tiled walls.



OUTSIDE

The property has a courtyard garden to the front.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies.

VIEWING

Strictly by appointment with the Agent's Malton office: BoultonCooper. Tel: 01653 692151.

DIRECTIONS

From our Kirkbymoorside office, turn down Oldfield Court, and White Horse Mews is on your right hand side. No.2 is clearly identified by our BoultonCooper 'To Let' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC document can be viewed online (<https://www.gov.uk/find-energy-certificate>) or at at our Malton office.

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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

A

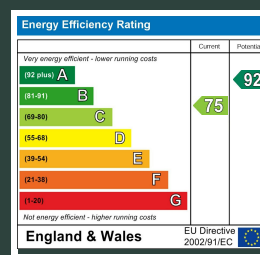
ENERGY PERFORMANCE RATING

C

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801