

15 STIRRUP CLOSE NORTON



A well presented semi detached bungalow in a quiet cul-de-sac location

The accommodation briefly comprises: Entrance hall, kitchen, sitting room, rear hall, two bedrooms and bathroom.

Ample off-street parking and single garage. Gardens to the front and rear.

RENT £495 PCM

15 STIRRUP CLOSE, NORTON, YO17 9JX

15 Stirrup Close is a well presented semi-detached bungalow, located in a quiet cul-de-sac close to the centre of Norton. The well proportioned accommodation comprises: entrance hall, kitchen with integrated oven, good sized sitting room, two bedrooms and house bathroom. The property benefits from double glazing and gas fired central heating.

Outside there is ample off street parking on the driveway that leads to a single garage. The rear gardens are immaculate and easy to maintain. The property also benefits from a useful office/ storage area to the rear of the garage.

No DHSS, No Smokers, No Pets.

ACCOMMODATION COMPRISES

ENTRANCE HALL

1.60m(5'3") x 1.00m(3'3")

Glazed full length casement window to the front. Dado rail. Cloak cupboard containing coat hooks. Half glazed door to the front. Radiator

KITCHEN

3.10m(10'2") x 2.20m(7'3")

Range of fitted floor and wall units incorporating single drainer sink unit and mixer tap. Electrolux oven and four ring gas hob with extractor hood over. Tiled splash backs. Casement window to the side. Automatic washing machine point. Laminate flooring. Ideal classic gas fired boiler. Door to the side. Radiator

SITTING ROOM

5.40m(17'9") x 3.20m(10'6")

Casement windows to the front. Gas fire with brick surround and timber mantel. Coving. Dado rail. Telephone point. Television point. Radiator.

REAR HALL

Airing cupboard containing hot water cylinder and electric immersion heater. Loft hatch. Thermostat.

BEDROOM ONE

3.50m(11'6") x 2.90m(9'6")

Casement window to the rear. Radiator.

BEDROOM TWO

2.70m(8'10") x 2.60m(8'6")

Range of fitted wardrobes. Casement window to the rear. Radiator.

BATHROOM

2.10m(6'11") x 1.70m(5'7")

Matching white suite comprising: low flush WC, pedestal basin and bath with hand shower. Heated towel rail. Electric shaver point. Glazed window to the side.

OUTSIDE

There is ample off street parking to the side of the property leading to the single garage. The front garden is open and laid to lawn. To the rear of the property there is a enclosed rear garden with a good sized stone flagged patio area and two neat lawn areas. Outside lighting. Outside tap.

GARAGE

5.20m(17'1") x 2.70m(8'10")

Concrete floor. Electric power and light. Fitted shelving. Up and over door.

OFFICE/STORE

3.40m(11'2") x 2.40m(7'10")

Fitted workspace. Heater. Casement window to the side.

GENERAL INFORMATION

Services: Mains water, electricity, water and drainage.

Council Tax: Band B

Tenure: Available to let on an Assured Shorthold Tenancy for 6 to 12 months.

Viewing: Strictly by appointment through the agents Malton office.

Available: Early January 2009

Please Note: No pets, No DHSS, No smokers

The property is available to let on Assured Shorthold Tenancy for six to twelve months. The rent is £495.00 per calendar month payable monthly in advance and a deposit/bond of £495.00 will be required to be paid before the commencement of the tenancy. In addition to the rent the Tenant will be responsible for all outgoings including the payment of Council Tax and Electricity

Applications are to be given in writing giving full details of existing circumstances including employment and family details. A name and address of one personal referee should also be provided and to will be necessary for the applicant to sign and pay £30.00 for a status enquiry to confirm his or her suitability for the payment of rent at the required level.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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