

8 OUTGANG ROAD PICKERING



A mid terrace two bedroom house currently being updated, centrally located for Pickering. The accommodation will include: newly fitted kitchen and bathroom, sitting room, and two bedrooms. Off street parking and gardens to the front and rear.

RENT £495 PCM

8 OUTGANG ROAD, PICKERING, YO18 7EL

ACCOMMODATION COMPRISES

ENTRANCE

Half glazed door to the front.

SITTING ROOM

5.90m(19'4") x 3.50m(11'6")

Electric fire with surround. Casement window to the front. Television point. Under stairs cupboard. Stairs leading off to the first floor. Thermostat. Coving. Radiator.

KITCHEN

3.50m(11'6") x 2.40m(7'10")

Half glazed door to the rear. Casement window to the rear. Range of newly fitted wall and floor units incorporating stainless steel single drainer sink unit. Fuse box. Automatic washing machine point. Myson gas fired central heating boiler. Radiator.

FIRST FLOOR

LANDING

Smoke alarm. Loft hatch.

BEDROOM ONE

3.50m(11'6") x 3.30m(10'10")

Airing cupboard containing hot water cylinder and electric immersion heater. Casement window to the rear. Radiator.

BEDROOM TWO

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

Casement window to the front. Radiator.

BATHROOM

1.90m(6'3") x 1.70m(5'7")

Matching white suite comprising: pedestal basin, low flush WC and bath with shower over. Electric shaver point. Extractor fan. Radiator.

OUTSIDE

To the rear there is a good sized patio garden area, enclosed with a hand gate to the rear. One off street parking space. The front garden is open plan with a variety of shrubs and flowers.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage

Council Tax: Band B

Tenure: The property is available to let on an assured shorthold tenancy for 12 months.

Bond: £495.00

Viewing: Strictly by appointment through the agents Malton office.

The property is available to let on Assured Shorthold tenancy for an initial period of 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 commencement of the tenancy. In addition to the rent the Tenant will be responsible for all outgoings including the payment of Council Tax, electricity and water rates.

Applications are to be in writing giving full details of existing circumstances including employment and family details. Name and address of a personal reference should be provided and it 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.

The room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with the metric measurements.

Please note that the services as described have not been tested and cannot be guaranteed. Charges may be payable for service connections.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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