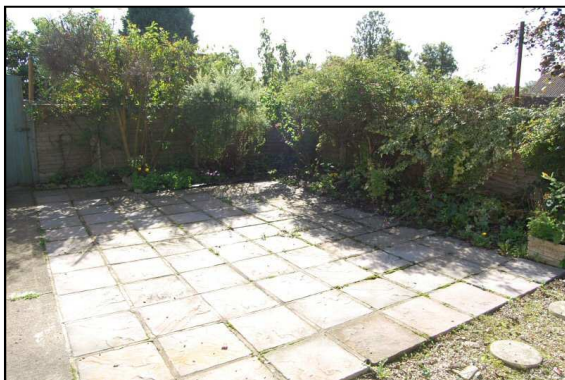


## MOSSWOOD HAWTHORN LANE, PICKERING



A well presented detached two bedroom bungalow located in a convenient location close to the heart of Pickering. Gas fired central heating and double glazing. Detached single garage, gardens to the front and rear.

### RENT £525 PCM

# MOSSWOOD, HAWTHORN LANE, PICKERING

Mosswood is a very well proportioned brick built detached bungalow. The accommodation has been improved throughout over the last 18 months and is well laid out. The accommodation briefly comprises: entrance hall, sitting room with French windows, breakfast kitchen, two bedrooms and house bathroom. Gas fired central heating and upvc double glazing.

There are gardens to the front and rear of the property, the rear being laid to stone flagged patio area. Single garage and on street parking.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Smoke alarm. Coving. Airing cupboard containing hot water cylinder and electric immersion heater. Fitted storage cupboard with fitted shelving. Loft hatch. Radiator.

### SITTING ROOM

4.40m(14'5") x 3.60m(11'10")

Electric feature fire set on timber hearth. Three wall light points. French windows leading to the rear patio garden. Coving. Television point. Telephone point. Radiator.

### BREAKFAST KITCHEN

2.80m(9'2") x 2.70m(8'10")

Range of fitted floor and wall units incorporating cream one and a half bowl sink unit and mixer tap. Automatic washing machine. Indesit oven with extractor hood over. Tiled splash backs. Upvc door to side. Casement window to the front. Coving. Extractor fan. Radiator.

### BEDROOM ONE

3.60m(11'10") x 3.10m(10'2")

Casement window to the front. Coving. Radiator.

### BEDROOM TWO

3.80m(12'6") x 2.10m(6'11")

Casement window to the front. Coving. Radiator.

### BATHROOM

2.40m(7'10") x 1.70m(5'7")

Matching white suite comprising: pedestal basin, bath with Mira sport shower over and low flush WC. Part tiled walls. Glazed casement window to the side. Coving. Extractor fan. Radiator.

## OUTSIDE

A concrete path leads to either side of the bungalow with shrub and bush areas to each side, the front of the property is enclosed by mixed hedging entry is through a cast iron hand gate. The rear garden is laid to a stone flagged patio area, with flower and shrub borders and enclosed by timber fencing to all sides. A timber gate to one side makes to the garden fully enclosed. Outside lighting.

## GARAGE

5.30m(17'5") x 3.00m(9'10")

Concrete flooring. Up and over door. Casement window to the rear. Personnel door to the side. Electric power and light.

## GENERAL INFORMATION

Services: Mains water, gas, electricity and drainage

Council Tax: Band

Postcode: YO18 7HR

Bond: £525.00

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

Viewing: Strictly by appointment through the agents Malton office.

Sorry: No DHSS, Pets or smokers

The property is available to let on an Assured Shorthold Tenancy for an initial period of six to twelve months. The rent is £525.00 per calendar month payable monthly in advance and a deposit/bond 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 made 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 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.

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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