



**YOADWATH COTTAGE, KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 7LS**  
£950 per month

**Carter Jonas**



# YOADWATH COTTAGE, KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 7LS

- Available Now
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band C
- Pets Considered

## THE PROPERTY

Available now, Yoadwath Cottage is a well-presented, three bedroomed cottage occupying a rural location whilst nestled on the outskirts of the popular market town of Kirkbymoorside.

This delightful property sits approximately 7.5 miles from Helmsley, 9 miles from Pickering, 14 miles from the market town of Malton and 28 Miles from the City of York which makes the property ideal for someone with commuter needs whilst benefitting from a range of local amenities nearby.

To the ground floor, the accommodation briefly comprises a naturally bright sitting room with a log burning fire, dining room, kitchen with a selection of neutral, fully fitted units with plumbing in situ for a washing machine as required and a WC conveniently positioned on the ground floor off the hallway.

On the first floor there are two double bedrooms, one single bedroom and a family bathroom comprising a bath with shower over, WC and basin.

Externally, there is a large lawned garden to the front of the property, plenty of parking with a selection of outbuildings which can be utilised for storage.

Yoadwath Cottage offers oil-fired central heating and benefits from double glazed windows throughout.

This property is serviced via a wastewater treatment system with electricity and water both on a mains supply.

Available now, Yoadwath Cottage is a well-presented, three bedroomed cottage occupying a rural position within the popular market town of Kirkbymoorside.



Please note no white goods or appliances will be provided with this property.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Pets considered.

Offered unfurnished.

The deposit will be £1,096 (5 week's rent) at a rental value of £950 per calendar month.

The holding deposit will be £219 (1 week's rent) at a rental value of £950 per calendar month.

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## ADDITIONAL INFORMATION

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|---------|--|
| Offers  | Available for a minimum term of 12 months, longer terms will be considered |
| Viewing | Strictly by appointment only   |

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 106 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Classification L2 - Business Data

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