



Oaks Cottage Keldhead Pickering North Yorkshire

A newly refurbished two bedroom detached cottage with carport and small paved patio. Full UPVc double glazing and electric night storage heaters. Available to let on a twelve month renewable Assured Shorthold Tenancy Agreement.

Rental: £ 525 per month



Bulmers Letting Agency

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

KITCHEN/DINER

4.60m(15'1") x 30.00m(98'5") (max)

Newly fitted cupboards with roll top work surface. Stainless steel sink unit and drainer. Electric cooker point. Plumbing for automatic washing machine. Night storage heater. Door to rear.

SITTING ROOM

4.30m(14'1") x 4.30m(14'1")

Log burning stove with fire surround. Night storage heater. Television aerial point.

BEDROOM 1

4.46m(14'8") x 2.60m(8'6")

Rear double room. Night storage heater. Velux.

BEDROOM 2

3.60m(11'10") x 2.60m(8'6")

Front double room. Night storage heater.

NURSERY/STUDY

2.50m(8'2") x 1.80m(5'11")

BATHROOM

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

Panelled bath with electric shower over. Pedestal wash hand basin. Low flush wc. Tiled splash. Dimplex wall heater.

OUTSIDE

Car port to the rear. Enclosed paved garden seating area. Shed.

GENERAL INFORMATION

Services: Mains water, drainage and electricity.

Council Tax: Band B

Viewing: strictly by appointment through the agents office.

The property is available to let on an Assured Shorthold Tenancy Agreement for six to twelve months renewable by agreement. The rent is £525 payable monthly in advance and a deposit/bond of £525 will be required before the commencement of the tenancy. In addition to the rent the tenant will be responsible for all other outgoings.

NO SMOKERS, NO PETS

APPLYING FOR THE PROPERTY

After viewing the property please complete the application form which can be obtained from our

office or printed off the website. When the form is completed please return to 15 Yorkersgate, Malton, North Yorkshire, YO17 7AA and at that point your application will be discussed with the Landlord.

APPLICATION APPROVAL

If your application is chosen to be processed then you will be requested to pay £35 including VAT per person as soon as possible to hold the property for you (this is subject to the application form being approved by the referencing company)

ASSURED SHORTHOLD TENANCY AGREEMENT

On the signing of the Agreement a £50 plus VAT administration charge will be payable by the ingoing tenant.