



### **1A Roxby Terrace Thornton Le Dale Pickering**

A spacious two/three bedroom semi detached house. Gas fired central heating. Parking for one car. Available unfurnished on a six to twelve months renewable Assured Shorthold Tenancy.

**Rental: £ 550 per month**



**Bulmers Letting Agency**

17 Yorkersgate Malton North Yorkshire YO17 7AA

T: 01653 69 75 69 F: 01653 69 92 69 E: [info@bulmersletting.co.uk](mailto:info@bulmersletting.co.uk) [www.bulmersletting.co.uk](http://www.bulmersletting.co.uk)



## **THE ACCOMMODATION COMPRISES**

### **DINING KITCHEN**

4.70m(15'5") x 4.10m(13'5")

Laminate floor. Velux window x 2. Door to side. Range of fitted walls and floor units incorporating stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated dish. Integrated washing machine. Integrated fridge freezer. Integrated candy oven and 4 rings. Gas hob. Stainless steel extractor fan. Tiled splash. Radiator. Fitted cupboard.

### **CLOAKROOM**

0.90m(2'11") x 1.60m(5'3")

Matching white wash hand basin and low flush WC. Radiator. Extrator fan. Fuse box.

### **STUDY/ BEDROOM THREE**

2.30m(7'7") x 3.70m(12'2")

2 casement windows to side. Radiator.

### **SITTING ROOM**

5.70m(18'8") x 4.10m(13'5")

Casement window to front. 2 casement windows to either side. Feature fireplace with a white painted surround. Coving. Ceiling rose. TV point. 2 radiators.

### **INNER HALL**

Understairs cupboard. Radiator. Smoke alarm. Laminate floor. Timer.

### **FIRST FLOOR - LANDING**

Loft hatch. (Boiler in loft and airez) Casement window to side and rear. Smoke alarm.

### **BEDROOM ONE**

4.30m(14'1") x 3.00m(9'10")

Casement window to side and front. Radiator.

### **BEDROOM TWO**

3.20m(10'6") x 2.70m(8'10")

Radiator. TV point. Casement window to side and front.

### **BATHROOM AND WC**

1.30m(4'3") x 2.40m(7'10")

Casement window to rear. Radiator. Matching white suite comprising: low flush WC, pedestal wash hand basin and half bath with shower over. Split level bath. Exposed floor boards. Part tiled walls. Extractor fan.

### **OUTSIDE**

Parking for 1 car.

## **GENERAL INFORMATION**

Services: Mains water, electricity, gas and drainage  
Council Tax; C

Viewing Strictly by appointment through the agents office.

The property is available to let on a six to twelve month Assured Shorthold Tenancy Agreement, renewable by agreement. The rent is £550 per calender month, payable monthly in advance and a deposit/bond of £550 will be required before the commencement of the tenancy. In addition to the rent teh tenant will be responsible for all other outgoings.

## **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 chose 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 Assured Shorthold Tenancy agreement a £50 + VAT administration charge will be payable by the ingoing tenant.