

7 Graystone Court, Hawthorn Lane | Pickering

Number 7 comprises a 3 bedroom terraced cottage with courtyard garden and situated off Eastgate and within easy walking distance of the town centre. Pickering is a thriving historic market town with excellent facilities and located at the foot of the North York Moors National Park.

- A well-appointed three bedroom cottage
- Three bedroom and shower room
- To be let on an Assured Periodic Tenancy
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Living room and kitchen
- Courtyard garden and off-street parking
- Usual reference checks apply following an application
- Available immediately





£825 Per Calendar Month

BoultonCooper

BC
Est. 1801

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ACCOMMODATION

ON THE GROUND FLOOR

uPVC double glazed entrance door to:

ENTRANCE HALL

6'8" x 4'2" (2.03m x 1.27m)

Staircase to first floor.

LIVING ROOM

13'1" x 11'5" (3.99m x 3.48m)

Front aspect uPVC double glazed window, decorative electric fireplace, double radiator.

KITCHEN

15'9" x 10'7" (4.80m x 3.23m)

Range of fitted base and wall mounted units, plumbing for washing machine, under stairs cupboard housing Viessman gas fired boiler.

TO THE FIRST FLOOR

LANDING

10'5" x 6' (3.18m x 1.83m)

BEDROOM 1

17'1" x 11'2" (5.21m x 3.40m)

Dual aspect with uPVC double glazed windows to the front and rear, 2 no. double radiators. Ensuite Cloakroom comprising low flush wc, pedestal wash hand basin, heated towel rail.

BEDROOM 2

12'8" x 7'1" (3.86m x 2.16m)

Rear aspect uPVC double glazed window, single radiator.

BEDROOM 3

10' x 9'5" (3.05m x 2.87m)

Front aspect uPVC double glazed window, single radiator.

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SHOWER ROOM

8'10" x 6'6" (2.69m x 1.98m)

Front aspect uPVC double glazed window, double shower cubicle with chrome fittings, low flush wc and pedestal wash hand basin, heated towel rail, tiled walls.

OUTSIDE

The property benefits from a courtyard garden area, together with off-street parking space.

SERVICES

The property is connected to mains electricity, gas, water, and drainage supplies. Gas-fired central heating.

VIEWING

Strictly by appointment with Agents, BoultonCooper. Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online (www.gov.uk/find-energy-certificate) or at our Malton Office.





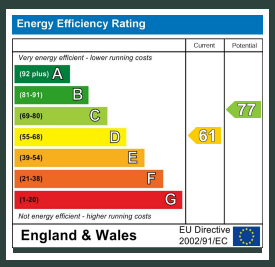
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COUNCIL TAX BAND
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ENERGY PERFORMANCE RATING
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Regulated by RICS

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