



2 SWINEHERD LANE, KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 6LR
£800 per month

Carter Jonas

2 SWINEHERD LANE, KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 6LR

- Available Now
- Gas Central Heating
- EPC Rating D
- Council Tax Band C
- Pets Considered
- Off Street Parking

THE PROPERTY

Available now, 2 Swineherd Lane is a well-presented three bedroomed, semi-detached cottage occupying a semi-rural position within the popular market town of Kirkbymoorside.

This property sits just 6 miles from Helmsley, 7.5 miles Pickering, 13 miles from the market town of Malton and 27 Miles from the City of York which makes the property ideal for someone with commuter needs whilst benefitting from a range of local amenities.

To the ground floor, the accommodation briefly comprises a naturally bright sitting room with an open feature fireplace, dining room, kitchen with fully fitted neutral units with plumbing in situ for a washing machine as required, a useful external porch area further leading out into the garden situated to the front of the property.

On the first floor there are two double bedrooms, one single bedroom and a family bathroom including a bath with shower over and white sanitary wear.

Externally, there is an attractive, well-maintained, lawned garden to the front of the property, off-road parking for two vehicles, with the added benefit of a single garage offering plenty of storage space.

2 Swineherd Lane offers gas central heating with double glazed windows throughout.

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

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Pets considered.

Offered unfurnished.

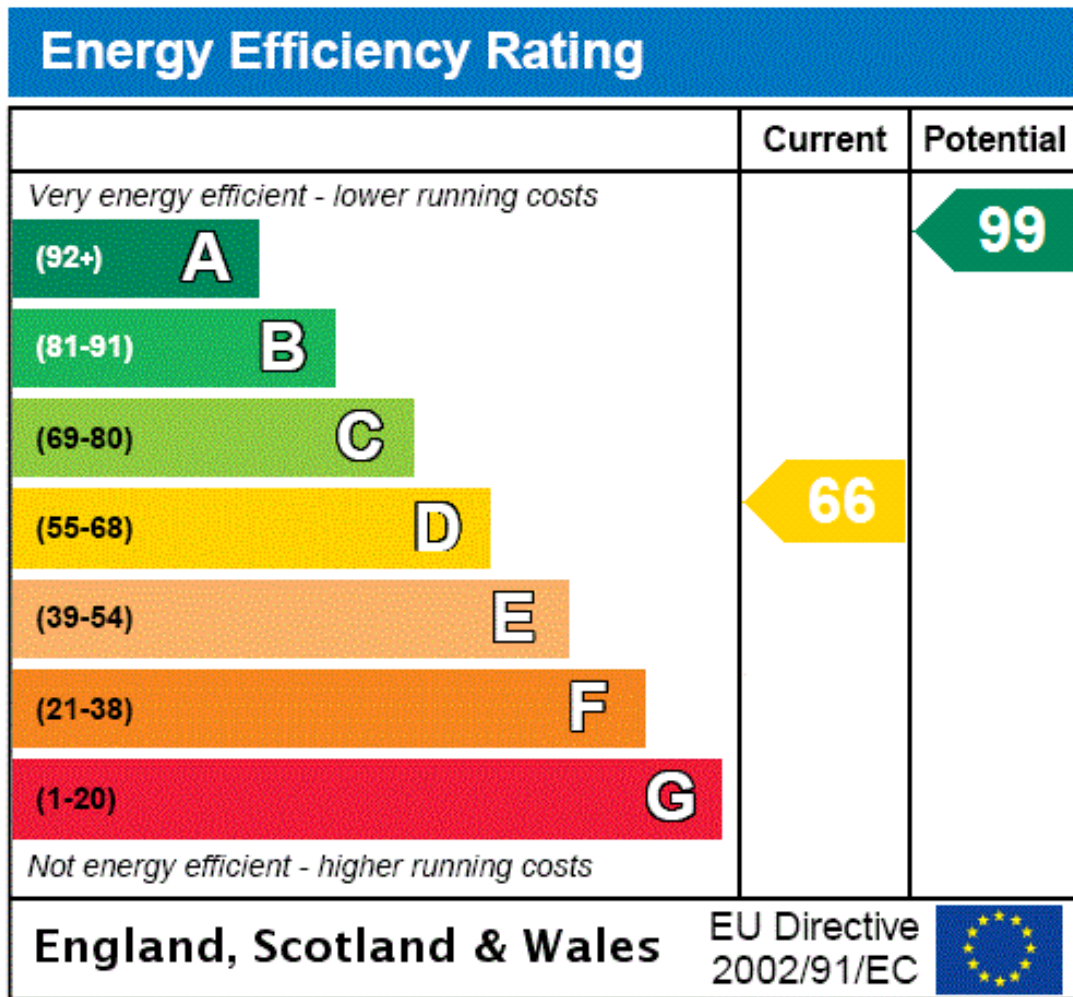
The deposit will be £923 (5 week's rent) at a rental value of £800 per calendar month.

The holding deposit will be £184 (1 week's rent) at a rental value of £800 per calendar month.

ADDITIONAL INFORMATION

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





IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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