

**TO LET**



## **Moor View Cottage, Comondale**

3 Bedrooms, 1 Bathroom, Cottage

**£995 pcm**





## Moor View Cottage, Comondale

3 Bedrooms, 1 Bathroom

**£995 pcm**

Date available: Available Now

Deposit: £995

Unfurnished

Council Tax band:

- Unfurnished
- Three Bedrooms
- Open Plan Lounge/Diner
- Spacious Kitchen
- Family Bathroom
- Use of Play Area
- Allocated Parking Area

FULL DESCRIPTION Martin & Co Guisborough is pleased to welcome to the rental market this beautiful THREE BEDROOM COTTAGE. This property is available on an UNFURNISHED basis. Briefly comprising of Open Plan lounge/diner, spacious kitchen, Two ground floor bedrooms, lobby, Further bedroom and bathroom to the first floor. Externally the property boasts scenic countryside views and includes use of the garden and play area. There is an allocated parking area. Viewing is essential, call - 01287 631254.

### GROUND FLOOR

**OPEN PLAN LOUNGE/DINER** To front & rear aspects. With traditional beam ceiling and inset lighting, wood burning stove, carpet flooring, central heating radiator and two windows. Staircase leads to Bedroom 1 which leads to ensuite.

**KITCHEN** To front aspect. Range of wall, base and drawer units with light wood fascias, stainless steel inset sink unit, mixer tap, laminate work surfaces, ceramic hob, electric oven, extractor hood, fridge /





freezer, dishwasher, washing machine, floor standing central heating boiler, inset lighting and window.

LOBBY Rear entrance door and stairs leading to first floor.

BEDROOM To rear aspect. Traditional beam ceiling, carpet flooring and window.

FIRST FLOOR

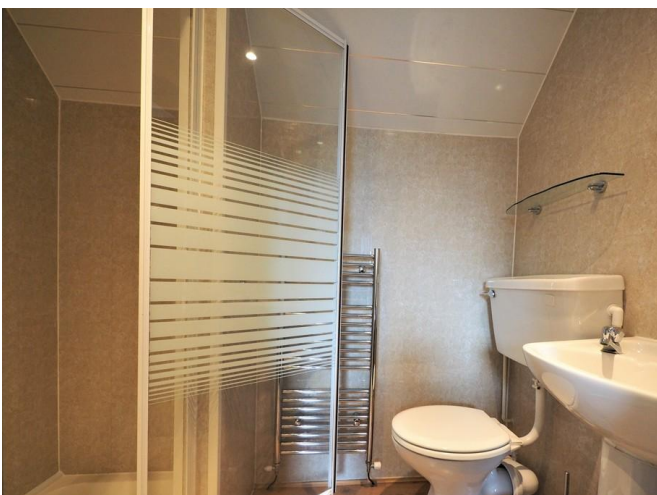
BEDROOM To rear aspect. Traditional beam ceiling, central heating radiator, carpet flooring and velux window.

BATHROOM Fully clad walls and ceilings. White suite comprising: low level WC, pedestal wash hand basin, glazed shower cubicle, textured ceiling, extractor, laminate flooring and heated towel rail.

BEDROOM Traditional beam ceiling, central heating radiator, carpet flooring and velux window.

ENSUITE Fully clad walls and ceilings. White suite comprising: low level WC, pedestal wash hand basin, glazed shower cubicle, inset lighting, laminate flooring and heated towel rail.

EXTERNALLY Allocated off road parking for up to 2 cars. Shared use of Play Area and court yard.







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## Martin & Co Guisborough

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# 01287 631254



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.