



Rose Garth, Marton, York,
Yorkshire, YO62 6RD

£725 Per month

Rose Garth is a recently refurbished two bedroom detached bungalow set within open countryside, located in the village of Marton. The accommodation briefly comprises; entrance hall, sitting room, kitchen, utility room, two bedrooms and a shower room.

Oil central heating has recently been installed to the property.

The property is surrounded by lawned gardens and a patio area and also has a outside store and summer house.

The village of Marton is set between the market towns of Pickering and Kirkbymoorside.

EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



ENTRANCE PORCH

UPVC porch to entrance hall.

ENTRANCE HALL

Laminate laid wood style floor. Radiator. Power points. Loft access. Thermostat.

LOUNGE

17'02 x 11'11 (5.23m x 3.38m)

UPVC double glazed window to front and side aspect. Radiator. Laminate laid wood style floor. Feature electric fireplace. Power points. TV point. Telephone point.

KITCHEN

9'03 x 9'03 (2.82m x 2.82m)

UPVC double glazed window to rear aspect. Radiator. Range of wall and base units with roll top work surfaces. Tiled splash back. Space for fridge. Electric free standing oven. Extractor hood. Power point. Cupboard containing Grant oil fired central heating boiler and shelving. Cupboard containing hot water tank.

UTILITY ROOM

7'00 x 8'11 max (2.13m x 2.72m max)

UPVC double glazed window to side. Plumbed for washing machine. Space for tumble dryer. Power points. Cupboards with sliding doors. Fuse box. Electric meters.

BEDROOM ONE

13'2 x 9'10 (4.01m x 3.00m)

UPVC double glazed window to front. Coving. Fitted wardrobe. Radiator. Power points. Bay window.

BEDROOM TWO

11'02 x 9'10 (3.40m x 2.77m)

UPVC double glazed window to side aspect. Fitted wardrobe. Radiator. Power points.

SHOWER ROOM

5'11 x 6'06 (1.80m x 1.98m)

UPVC double glazed window to rear aspect. Radiator. Low flush WC. Wash hand basin with pedestal. Part tiled walls. Dimplex wall heater. Stainless steel heated towel rail. Mirror fronted vanity unit. Large walk in shower cubical with stainless steel shower and attachment. Circular ceiling light.

FRONT GARDEN

Mainly laid to lawn. Ample parking.

REAR GARDEN

Mainly laid to lawn with plant and shrub borders. Patio area. Outside tap. Shed and summer house. Oil tank.

PARKING

Off road ample parking.

COUNCIL TAX BAND D

SERVICES

Mains water, electricity, oil and septic tank.

