



19 Westfield Mews | Kirkbymoorside

A well presented and spacious two bedroom apartment, comprising living room with bay window, fitted kitchen, two bedrooms and well-appointed bathroom. To the outside, is an allocated parking bay. Kirkbymoorside is a traditional market town situated at the foot of the North York Moors National Park offering a wide range of facilities and amenities.

- A modern two bedroom, first floor apartment
- Two bedrooms and bathroom
- Convenient location close to the town centre
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Well-fitted kitchen and living room
- Allocated parking space
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately



£495 PCM

BoultonCooper

BC
Est. 1801

19 Westfield Mews | Kirkbymoorside



ACCOMMODATION

ENTRANCE HALLWAY

The entrance door leads to an 'L' shaped entrance hall, with doors to all principal rooms, built-in cupboards, and wall mounted heater.

LIVING ROOM

16'0 x 11'3 (4.88m x 3.43m)

With double glazed bay window to front elevation, and two wall mounted heaters.



KITCHEN

15'1 x 11'3 (4.60m x 3.43m)

With a range of wall and base mounted units with work surfaces over, tiled splash backs, 1 & ½ bowl sink and drainer unit, built-in oven with four ring hob and extractor hood over, washing machine, and space for fridge/freezer. Double glazed window.

BEDROOM ONE

11'10 x 8'5 (3.61m x 2.57m)

With front aspect double glazed window, and wall mounted heater.

BEDROOM TWO

11'6 x 6'9 (3.51m x 2.06m)

With front aspect double glazed window, and wall mounted heater.



BATHROOM

Three piece suite comprising panelled bath with shower attachment, wash hand basin with cupboards below, and low flush wc. Partial wall tiling and extractor fan.

OUTSIDE

To the rear of the building is a bicycle store, bin store and one allocated parking space.

SERVICES

We understand that the property is connected to mains electricity, water and drainage supplies.

VIEWING

Strictly by appointment through the Agent's Malton office. Tel: 01653 692151.

DIRECTIONS

From our Kirkbymoorside Office, proceed up the Market Place and turn left on to West End. Continue for approximately ¼ miles before turning left into Westfield Mews.

COUNCIL TAX

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

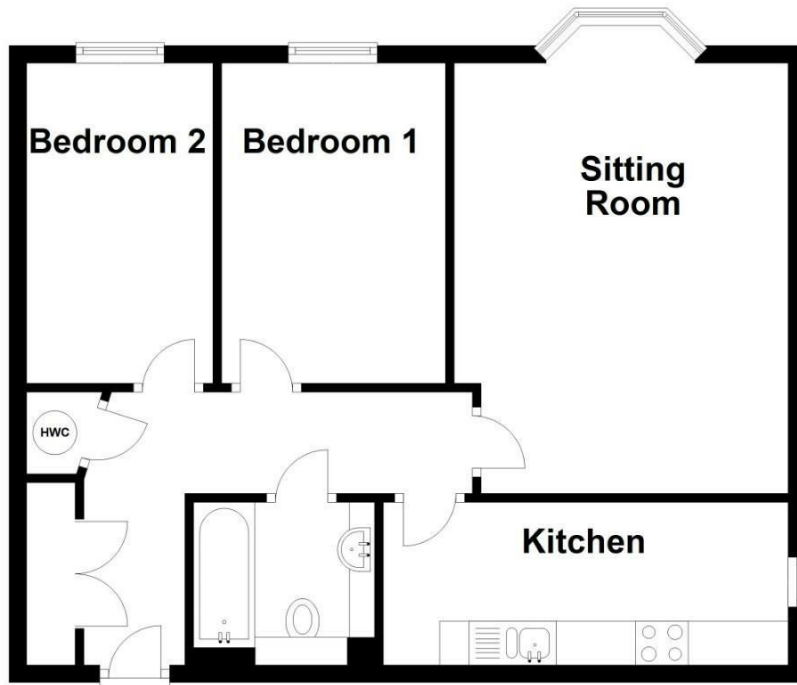
ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton Office.

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Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



Total area: approx. 60.1 sq. metres (646.8 sq. feet)

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VIEWING

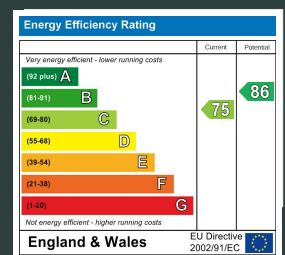
Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

C



St Michaels House, Malton
North Yorkshire, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

boultoncooper.co.uk



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