



The Cottage Main Street | Middleton, Pickering

The Cottage is an appealing double fronted two bedroom cottage with secluded and sheltered south facing rear courtyard. Middleton is a popular residential village approximately 1.5 miles west of Pickering. Local amenities include St Andrew's Church, public house, post office, mini market/store with petrol forecourt and village hall, and the village is served by a regular bus service to Pickering and Helmsley.

- A period mid-terrace two bedroom cottage
- Two double bedrooms and bathroom
- Village location within 1.5 miles of Pickering and its amenities
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Kitchen, living room with wood burning stove
- Small rear courtyard and useful outhouse
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately



£575 PCM

BoultonCooper

BC
Est. 1804

The Cottage Main Street | Middleton, Pickering



ACCOMMODATION ON THE GROUND FLOOR

LIVING ROOM

14'11 x 10'2 (4.55m x 3.10m)

A uPVC door leads into the dual aspect living room, with uPVC double glazed windows to the front and rear, double radiator, exposed timber ceiling beams, cast iron wood burning stove on a stone hearth and marble surround, and open staircase to first floor.

KITCHEN

16'5 max x 5'5 (5.00m max x 1.65m)

Spacious galley-style kitchen fitted with a range of base mounted units with work surfaces over, 1 & 1/2 bowl sink, stainless steel sink and drainer, space for an electric cooker, stainless steel extractor hood, plumbing for a washing machine. Double radiator, exposed timber ceiling beams, tiled floor, side aspect uPVC double glazed window and rear aspect uPVC door to the rear courtyard.



TO THE FIRST FLOOR

LANDING

With full height fitted airing cupboard containing 'Ideal' gas-fired combi boiler.

BEDROOM 1

12'4 x 11'9 (3.76m x 3.58m)

A good-sized double bedroom with raised ceiling height. Front aspect uPVC double glazed window, recessed storage/wardrobe cupboard, feature cross beam and double radiator.

BEDROOM 2

11'4 x 9'1 (3.45m x 2.77m)

Front aspect uPVC double glazed window, raised ceiling height, and double radiator.



BATHROOM

7'6" x 5'8" (2.29m x 1.73m)

A three-piece suite comprising panelled bath with chrome shower fittings over and glazed screen, pedestal wash hand basin, and low flush wc. Opaque uPVC double glazed window to the rear, part-tiled walls, and chrome heated towel rail.

OUTSIDE

The cottage faces onto the footpath at the front overlooking a wide grass verge, and a useful side passageway provides access to the rear of the property. To the rear is a private and sheltered patio-style walled courtyard with raised bed, and outhouse.

OUTHOUSE

8'8" x 7'10" (2.64m x 2.39m)

A useful outbuilding with power and light, providing good storage for domestic needs.

SERVICES

Mains electricity, gas, water, and drainage supplies. Gas-fired central heating.

DIRECTIONS

From our Malton office, proceed on the A169 towards Pickering. At the roundabout in the centre of the town turn left onto the A170 towards Kirkbymoorside for approximately 1.5 miles into the village of Middleton. The Cottage is on your left hand side, easily identified by our BoultonCooper 'To Let' board.

VIEWING

Strictly by appointment with the Agent. 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 Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

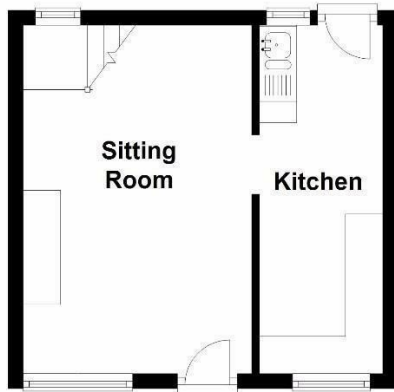
Assessed in Band D.



The Cottage Main Street | Middleton, Pickering

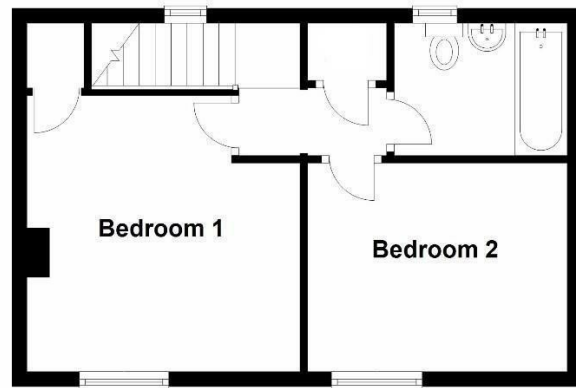
Ground Floor

Approx. 22.0 sq. metres (236.6 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 55.5 sq. metres (597.1 sq. feet)

The Cottage, Middleton

VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

C

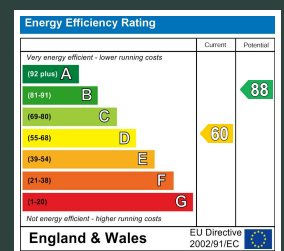
ENERGY PERFORMANCE RATING

D

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801