



RESIDENTIAL PROPERTY TO LET



**14 Wykeham
YO13 9QP**

A beautiful stone built 1 bedroom cottage situated in the heart of Wykeham village. Recently renovated to an exceptionally high standard with substantial works to increase ground floor and the garden areas.

Local facilities include Wykeham Business Centre, Wireless fibre optic internet connection, Wykeham C of E Primary School, The Downe Arms Country Inn Hotel, St. Helens and All Saints church, The Wooden Horse children's day nursery, Wykeham Tea Rooms and a weekly Farmers' Market. Petrol station, Post Office, Spar shop & library 2 miles away at East Ayton

RENTAL: £6,000 per annum **COUNCIL TAX BAND:** D **BUILDINGS INSURANCE:** £51.60 per annum

TENANCY

14 Wykeham is being offered on a two year (or more) Assured Shorthold Tenancy. The rent is payable monthly in advance and will subject to open market reviews every two years.

The Tenant will be responsible for paying a fee of £75.00 plus VAT towards the cost of a tenancy agreement.

The Landlord is responsible for the principle repairs; the Tenant for the interior decorations and minor repairs.

ACCOMMODATION

2 reception rooms, kitchen, utility, cloakroom, bedroom, office area, bathroom. Large gravelled courtyard and terraced garden

14 Wykeham

Ground floor

HALLWAY (2.6m x 1.0m)

Tiled hallway with access to utility, cloakroom, dining room and kitchen.

UTILITY ROOM (1.3m x 1.0m)

Fitted single sink, plumbing for a washing machine.

CLOAKROOM (0.8m x 2.9m)

Contemporary WC & wash hand basin in white with chrome fittings

KITCHEN (3.1m x 4.3m)

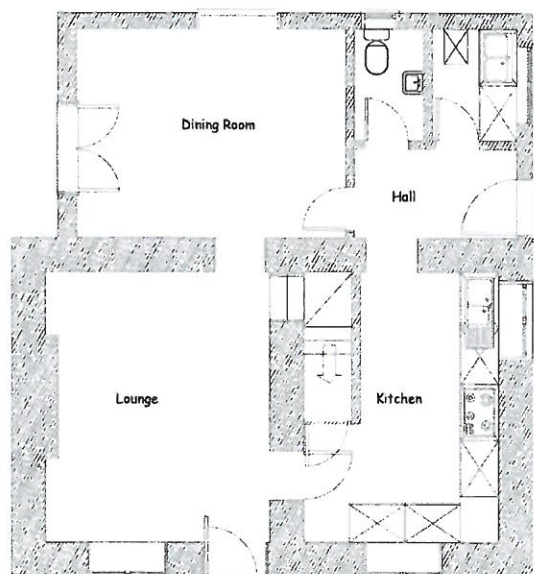
Well laid out kitchen in oak coloured "Shaker" style units and brushed stainless steel handles.

RECEPTION 1 (3.5m x 4.3m)

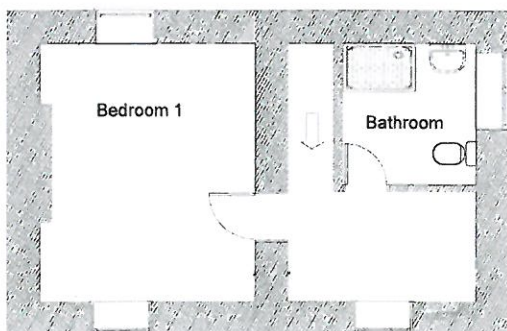
Spacious lounge, open fire with polished black marble hearth and oak surround. BT and TV points, staircase to first floor.

RECEPTION 2 (3.4m x 4.3m)

Dinning room with French doors opening onto gravelled courtyard.



First floor



BEDROOM (3.5m x 4.3m)

Large bedroom with views over open countryside, BT & TV points.

OFFICE AREA (1.9m x 3.0m)

Office or study area with BT point

FAMILY BATHROOM (2.6m x 2.5m)

Large walk in shower, basin within vanity unit and WC.

EXTERNAL

Sheltered, south facing gravelled courtyard (8.0m x 8.0m) leading onto terraced garden

SERVICES

Mains water and electricity, oil fired central heating

For further information and viewings by appointment contact Katrina Shamel at The Estate Office

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