



**2 SWINEHERD LANE, KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 6LR**  
£950 per month

**Carter Jonas**



## 2 SWINEHERD LANE, KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 6LR

- Available Now
- Gas Central Heating
- EPC Rating D
- Council Tax Band C
- Pets Considered
- Semi-Rural Location

### THE PROPERTY

Available now, 2 Swineherd Lane is a well-presented three bedroomed, semi-detached cottage occupying a semi-rural position within the popular market town of Kirkbymoorside.

This property sits just 6 miles from Helmsley, 7.5 miles Pickering, 13 miles from the market town of Malton and 27 Miles from the City of York which makes the property ideal for someone with commuter needs whilst benefitting from a range of local amenities.

To the ground floor, the accommodation briefly comprises a naturally bright sitting room with an open feature fireplace, dining room, kitchen with fully fitted neutral units with plumbing in situ for a washing machine as required, a useful external porch area further leading out into the garden situated to the front of the property.

On the first floor there are two double bedrooms, one single bedroom and a family bathroom including a bath with shower over and white sanitary wear.

Externally, there is an attractive, well-maintained, lawned garden to the front of the property, off-road parking for two vehicles, with the added benefit of a single garage offering plenty of storage space.

2 Swineherd Lane offers gas central heating with double glazed windows throughout.

Please note no white goods or appliances will be provided with this property.

Pets considered.

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Offered unfurnished.

The deposit will be £1,096 (5 week's rent) at a rental value of £950 per calendar month.

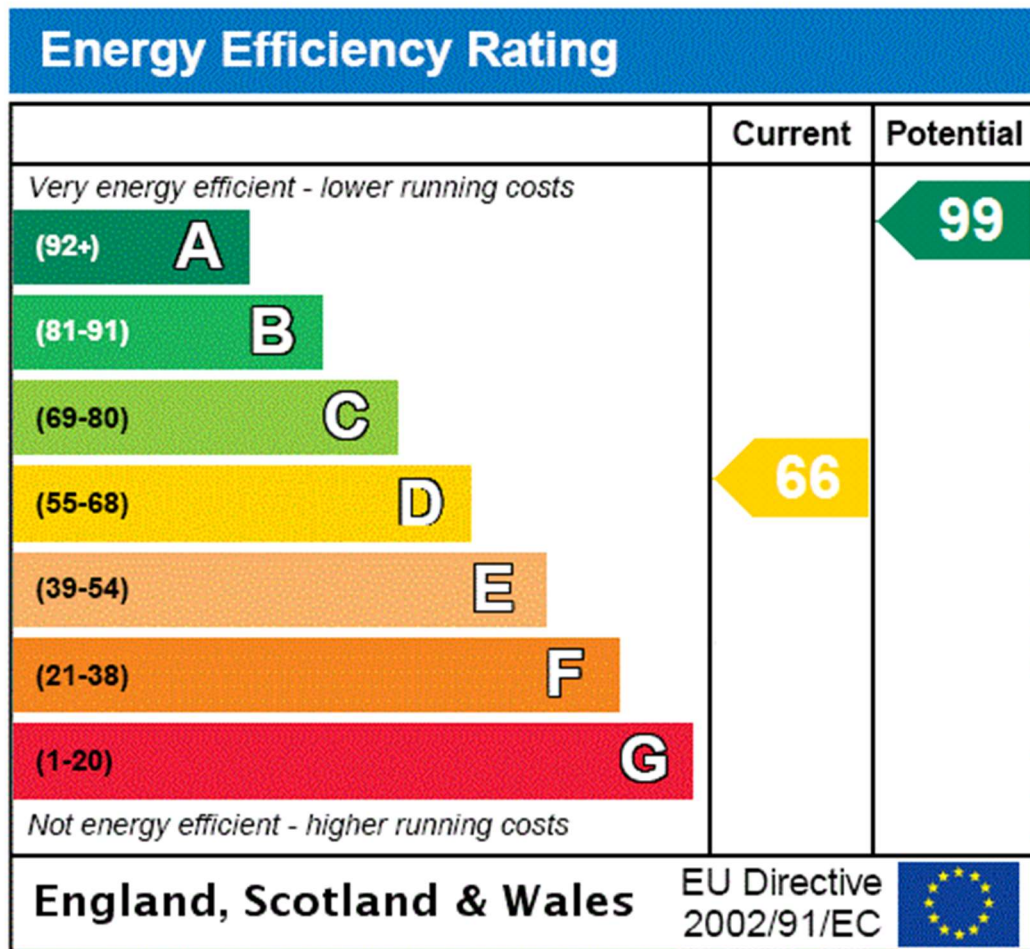
The holding deposit will be £219 (1 week's rent) at a rental value of £950 per calendar month.

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only







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