



WOLDS VIEW, POCKLEY, YORK, NORTH YORKSHIRE, YO62 7TE

£1,300 per month

Carter Jonas

WOLDS VIEW, POCKLEY, YORK, NORTH YORKSHIRE, YO62 7TE

- Available Mid-April
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band D
- Pets Considered
- Off Street Parking

THE PROPERTY

Wolds View is a delightful, two bedroomed, detached character cottage nestled within the picturesque village of Pockley which has been recently renovated to a high standard throughout with gardens surrounding the property and a detached garage.

Wolds View briefly comprises a welcoming entrance lobby area, living room with a brand-new log burning stove, kitchen boasting character with timber beams and a brand-new kitchen including a selection of fitted units with space for an oven, dishwasher and fridge freezer as required.

Off the kitchen, there is a spacious utility room with a selection of fitted units, sink and plumbing in situ for a washing machine and dryer as required with a downstairs WC located off the utility room.

To the first floor, there are two double bedrooms and a nearby shower suite comprising a free-standing shower, basin and WC.

Externally, the property offers a large, private garden with ample off-road parking and a single detached garage which could be utilised for storage purposes.

Situated in the idyllic village of Pockley, approximately 2 miles from Helmsley, this property offers a peaceful and scenic setting for those seeking a tranquil lifestyle.

Pockley is a picturesque village known for its quaint charm, friendly community and stunning natural surroundings.

This well-presented cottage offers an oil-fired central heating system and is easily accessible to various amenities with the popular market towns of Helmsley and Kirkbymoorside only a short distance away.

Wolds View is a delightful, two bedroomed, detached character cottage nestled within the picturesque village of Pockley which has been recently renovated to a high standard throughout with gardens surrounding the property and a detached garage.



Electricity and water are both on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Offered unfurnished.

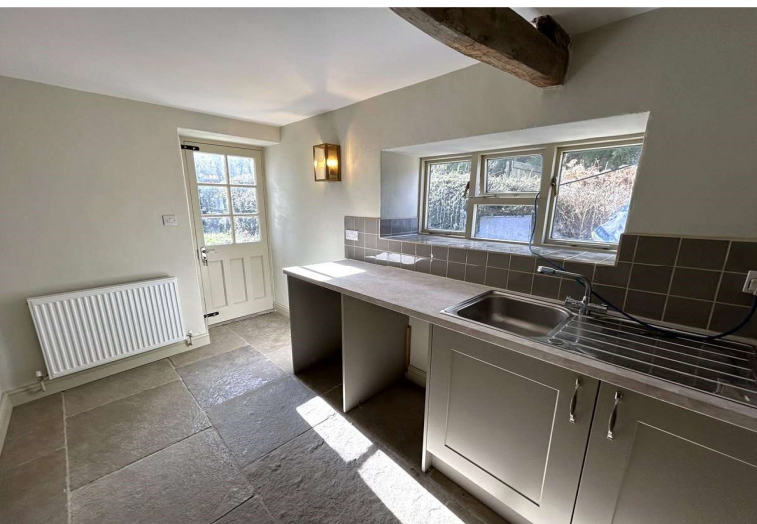
Pets considered.

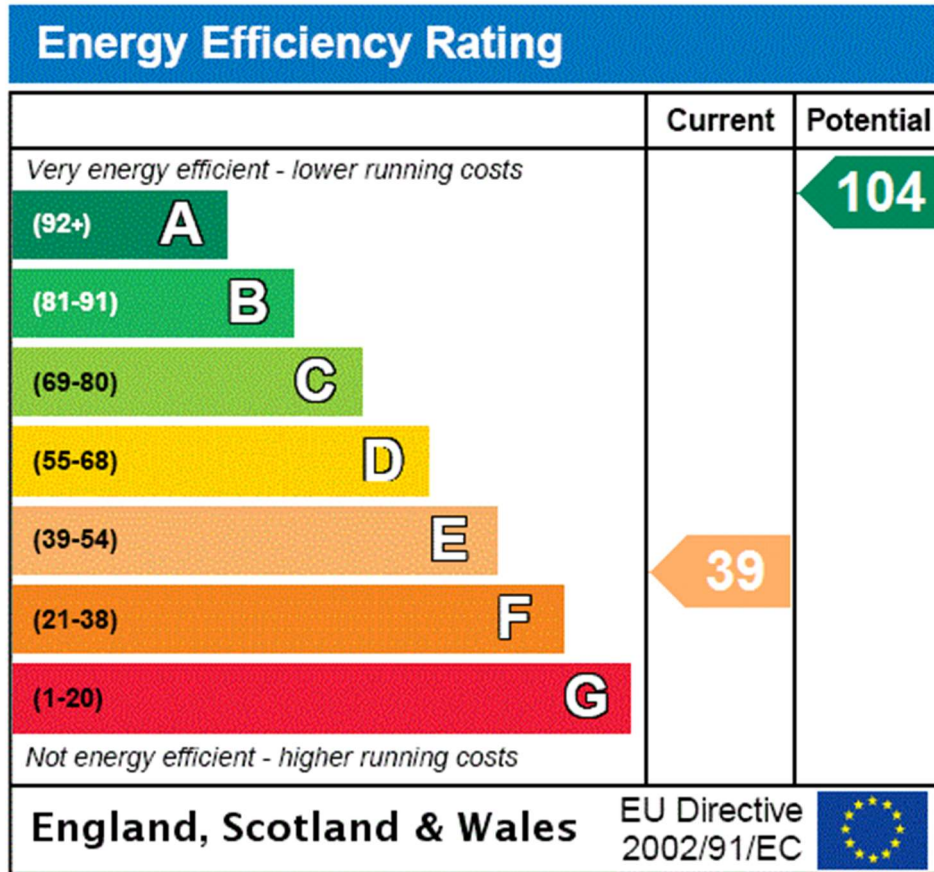
The deposit will be £1,500 (5 week's rent) at a rental value of £1,300 per calendar month.

The holding deposit will be £300 (1 week's rent) at a rental value of £1,300 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band D
Availability	The property requires final external works completing and will therefore be available from mid-April.





T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.