



**8 DUNCOMBE TERRACE, KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 6DL**  
£825 per month

**Carter Jonas**



# 8 DUNCOMBE TERRACE, KIRKBYMOORSIDE, YORK, YO62 6DL

- Available Now
- Gas Central Heating
- EPC Rating D
- Council Tax Band B
- Pets Considered
- Off Street Parking

## THE PROPERTY

Available now, 8 Duncombe Terrace is a well-presented two bedroomed, end of terrace property situated within the popular market town of Kirkbymoorside.

Arranged over two floors, this delightful property briefly comprises: a naturally bright sitting room with a feature fireplace, kitchen comprising a selection of modern, neutral kitchen units with space for a fridge-freezer and oven as required, a separate naturally bright dining room, utility room with plumbing in situ for a washing machine and a downstairs WC with basin.

To the first floor there is one well-proportioned double bedroom, one single bedroom and a spacious family bathroom suite including a bath with a shower over.

Externally, there is a lawned garden to the rear of the property, off-road parking for two vehicles with the added benefit of a shed offering plenty of additional storage space.

8 Duncombe Terrace offers gas central heating, double glazed windows throughout and ample off-road parking for two vehicles.

This delightful property sits just 6 miles from Helmsley, 7 miles Pickering, 13 miles from the market town of Malton and 27 Miles from the City of York.

Electricity, water and sewerage are all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

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

Pets considered.

Offered unfurnished.

The deposit will be £951 (5 week's rent) at a rental value of £825 per calendar month.

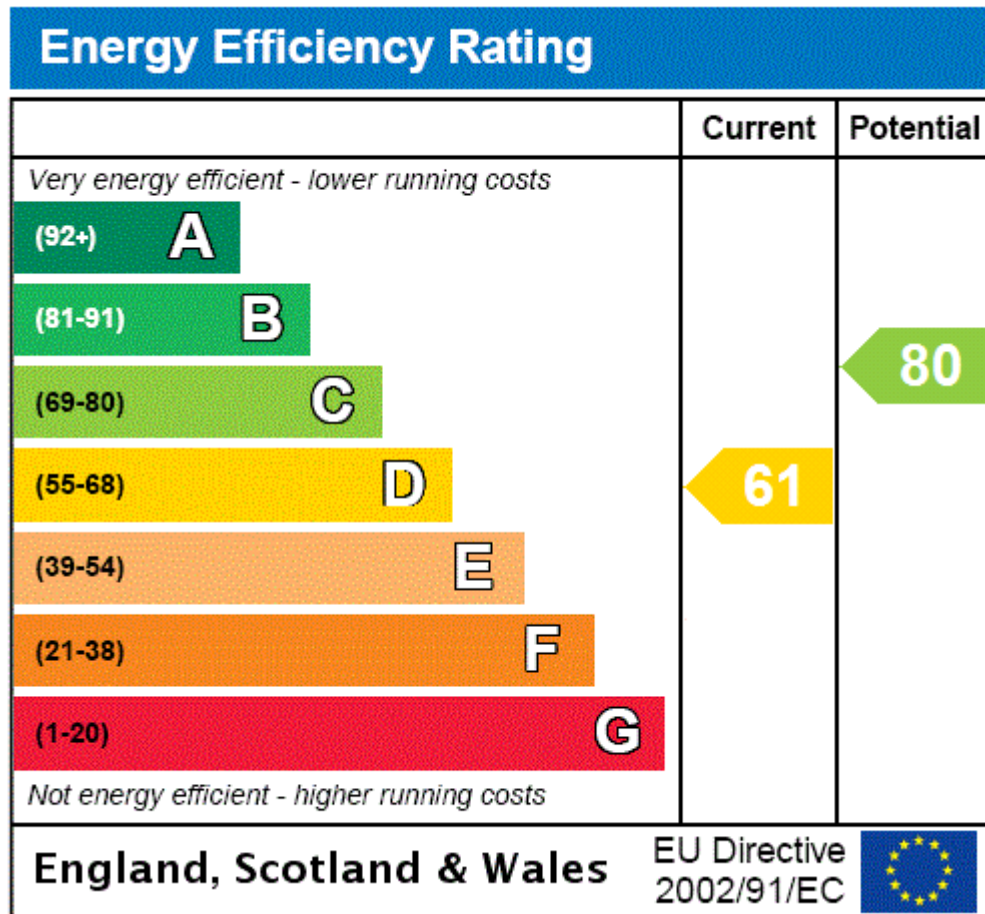
The holding deposit will be £190 (1 week's rent) at a rental value of £825 per calendar month.

**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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#### IMPORTANT INFORMATION

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