



Painsthorpe House, Painsthorpe, York, Kirby Underdale, YO41 1RG

£2,300 Per Month



Painsthorpe House occupies an elevated position benefitting from magnificent views overlooking Kirby Underdale and the surrounding countryside. Having just undergone a renovation the property is well presented throughout.

The property comprises of entrance hall, large Kitchen/diner, utility, w/c and two living rooms. To the first floor are four double bedrooms and one office/dressing room. The principle bedroom benefits from an ensuite shower room. Externally there is a range of small out stores, a gravel driveway and double garage. The garden wraps around the property with a good sized patio area to the rear.

Paddock available by separate negotiation.

View highly recommended.

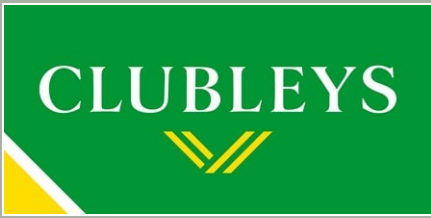
Deposit = £2,650

Council Tax Band = F

EPC = TBC (undergoing renovation will be done on completion)

Available 19th October onwards

Please contact Ally Tindell at Halifax Estates office to book a viewing.



Tenure:
East Riding of Yorkshire Council
BAND: F

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

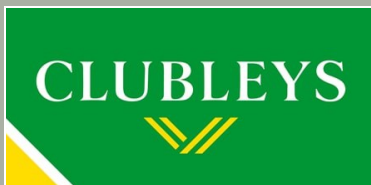
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

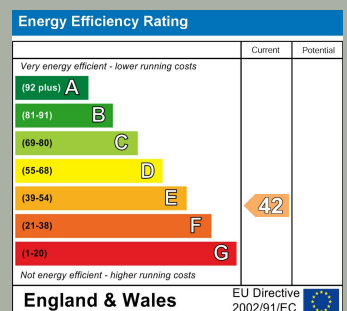
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.