



THE STABLE, THISTLE HILL FARM, KNARESBOROUGH, HG5 8LS
£1,400 per month

Carter Jonas

THE STABLE, THISTLE HILL FARM, KNARESBOROUGH, HG5 8LS

- Available February
- Barn Conversion
- Council Tax Band B
- EPC Rating C

THE PROPERTY

Available early February, The Stable is beautifully presented, two bedroomed barn conversion situated on the outskirts of Knaresborough whilst occupying a delightful semi-rural position and available either furnished or unfurnished.

This property offers a high standard of accommodation throughout, a tranquil setting and a superb location just 1 ½ miles out of Knaresborough's bustling town centre.

Sympathetically renovated, the current owners have lovingly restored the property and enhanced the space and setting. There is an abundance of natural light paired with a welcoming homely feel.

The accommodation briefly comprises a spacious open plan living space, modern kitchen with free-standing electric cooker and hob, dishwasher, microwave, fridge-freezer and a washer dryer, two double bedrooms and a modern bathroom suite including a free-standing bath and walk in shower.

Externally, there is a well-maintained communal courtyard to the side with a designated space for The Stable, parking for two vehicles with storage space also available upon request.

Close to the River Nidd, Knaresborough is a sought-after residential area. The picturesque town centre provides a variety of everyday facilities including a good selection of shops, restaurants and schooling facilities.

The town also has a useful railway station which provides services to Harrogate, Leeds and York. For the commuter, there is nearby access onto the A658 southern bypass which in turn gives easy access onto the A1(M).

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Please note there is an additional charge of £50.00 per calendar month for the water supply and sewage costs to the property, all of which are provided and maintained by the Landlord.

Internet and Mobile:

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

A must to view.

Pets considered.

The deposit will be £1,615 (5 week's rent) at a rental value of £1,400 per calendar month.

The holding deposit will be £323 (1 week's rent) at a rental value of £1,400 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 B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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