



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).

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.



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.

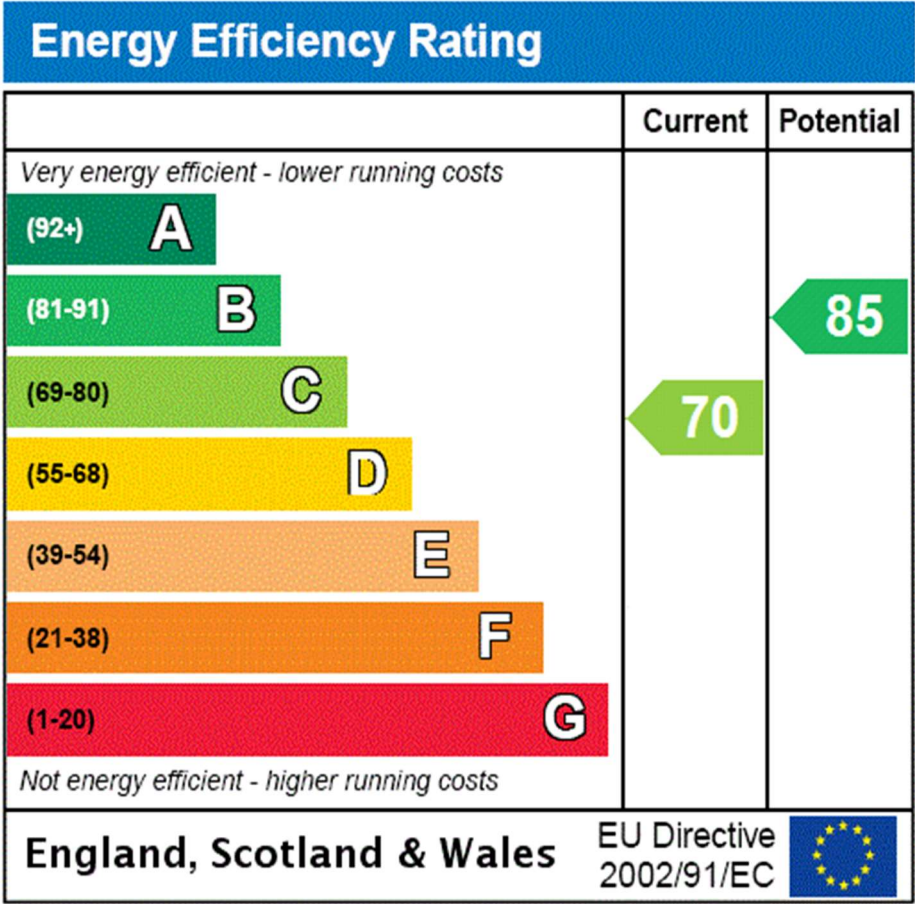
The deposit will be £1,615 (5 week's rent) at a rental value of £1,400 per calendar month.

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





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.