



**1 THE COTTAGES, KIRK HAMMERTON, YORK, NORTH YORKSHIRE, YO26 8BY**  
£1,250 per month

**Carter Jonas**

# 1 THE COTTAGES, KIRK HAMMERTON, YORK, YO26 8BY

- Available Early March
- Picturesque Location
- Unfurnished
- Council Tax Band C
- EPC Band D
- Private Parking

## THE PROPERTY

Available early March, 1 Coach House Cottages is a welcoming two bedroomed, end of terrace character cottage situated in the highly sought-after village of Kirk Hammerton whilst only a short distance away from an excellent selection of amenities and attractions.

Briefly the accommodation comprises a well-proportioned and naturally bright sitting room with a feature log burning stove, separate dining room area which further leads into a spacious kitchen area and comprises a selection of modern fitted units including an integrated oven and hob with bi-fold doors providing plenty of natural light.

Upstairs there are two double bedrooms along with a family bathroom including a shower over the bath.

Externally, there is a fully enclosed garden comprising a large patio area and lawned garden with off-street parking available for two vehicles to the rear of this fantastic cottage.

The village of Kirk Hammerton offers a good range of everyday facilities including a village shop, primary school, village hall, and church.

Its convenient location means that it is well serviced by a wide selection of transport links with the A59 providing access to Harrogate and York, Junction 47 of the A1(M) is only 3 ½ miles away and there is village railway station within walking distance, providing direct rail access to Harrogate and York and the national network.

This delightful property offers spacious living accommodation, a beautiful location and would be ideal for anyone with commuter needs.

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Offered unfurnished with white goods.

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).

The deposit will be £1,442 (5 week's rent) at a rental value of £1,250 per calendar month.

The holding deposit will be £288 (1 week's rent) of £1,250 per calendar month.

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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months, longer terms will be considered
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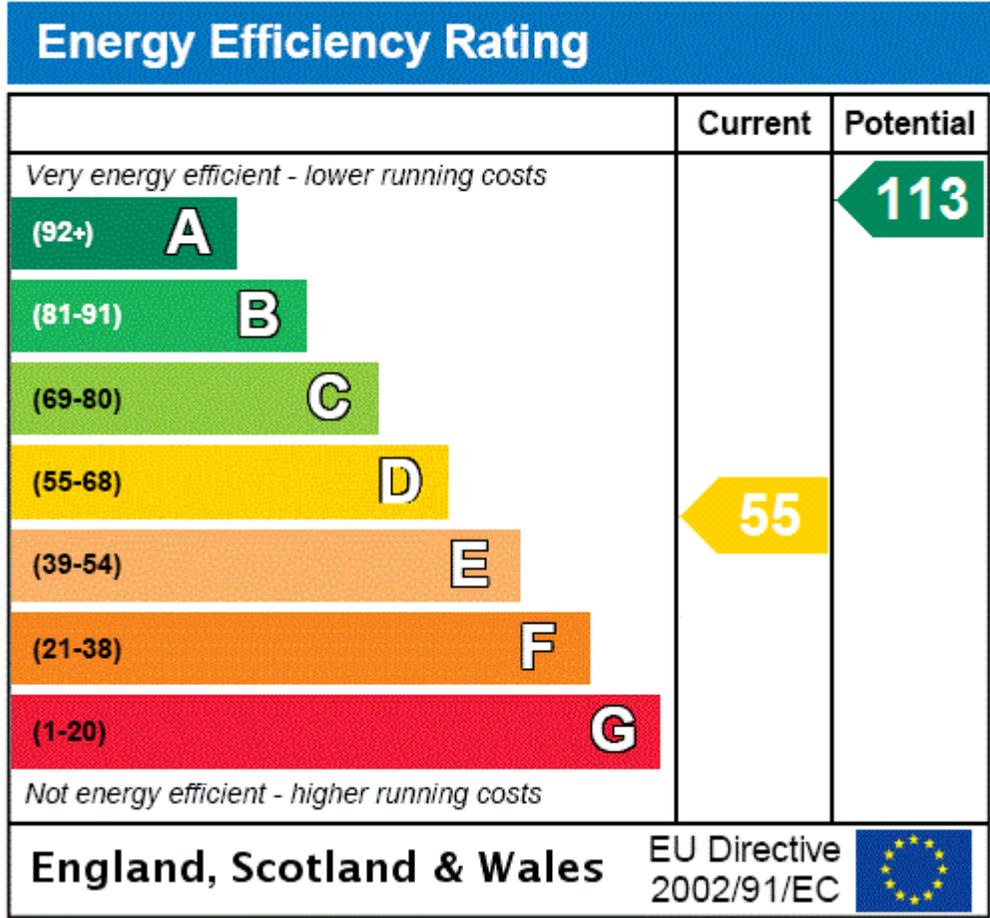
Viewing	Strictly by appointment only
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Local Authority	Council Tax Band C
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**IMPORTANT INFORMATION**

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](http://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.

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