



**FERNLEIGH, FRONT STREET, ALDBOROUGH, YORK, NORTH YORKSHIRE, YO51 9ES**  
£2,600 per month

**Carter Jonas**



# FERNLEIGH, FRONT STREET, ALDBOROUGH, YORK, YO51 9ES

- Available Late December
- Gas Central Heating
- EPC Rating C
- Council Tax Band E
- Pets Considered
- Off Street Parking

## THE PROPERTY

Available late December, Fernleigh is a beautifully presented, four bedroomed detached property situated in the sought-after, maypole village of Aldborough whilst located only a short distance away from an excellent selection of amenities in the nearby market town of Boroughbridge.

Briefly the accommodation comprises a well-proportioned sitting room with a log burning stove, exceptionally spacious, open-plan kitchen dining room area with a selection of neutrally fitted units and space for a cooker, dishwasher and fridge as required making this a fantastic space for family living at the very heart of the home with additional living space overlooking the rear garden.

Also situated to the ground floor is a utility room with a sink, fitted units and space for a washing machine and dryer as required, separate shower room suite with a staircase nearby leading down to a large storage area situated on the lower ground floor.

To the first floor, there is a spacious primary bedroom with a modern en-suite bathroom suite including a walk in shower and separate bath, further leading onto three double bedrooms and a family bathroom suite comprising a shower over the bath.

There is ample off-street parking for a number of vehicles to the rear of the property with a large, well-maintained garden.

This beautiful property is conveniently positioned in the heart of the village whilst only a short walk away from picturesque village green with its maypole.

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The village is steeped in history - in Roman times it was the civic capital of Northern Britain. Now it is a peaceful and quintessential English village with a thriving community spirit, a popular pub and a beautiful church.

Fernleigh is a beautiful family home, well placed for easy access to a good range of facilities in Boroughbridge with more extensive amenities also available in Ripon, Harrogate and York. In addition, access to the A1(M) is nearby, providing key connections to the motorway network.

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

Offered unfurnished.

Pets considered.

The deposit will be £3,000 (5 week's rent) at a rental value of £2,600 per calendar month.

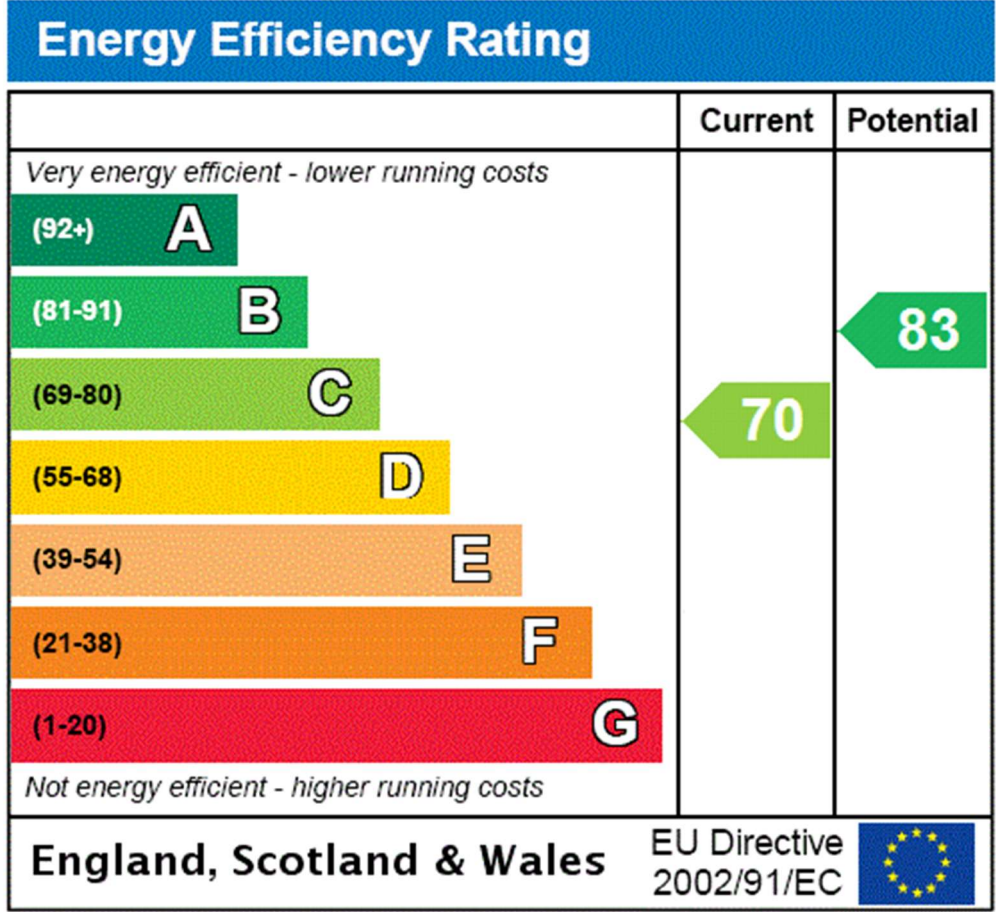
The holding deposit will be £600 (1 week's rent) at a rental value of £2,600 per calendar month.

**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 E







**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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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