



MANOR FARM, CATTAL, YORK, NORTH YORKSHIRE, YO26 8EA
£2,750 per month

Carter Jonas

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- Available Now
- Located within the popular village of Cattal
- Pets considered
- EPC Rating E
- Council Tax Band F
- Oil fired central heating

THE PROPERTY

Available now, Manor Farm is a delightful four bedroomed detached character property nestled within the popular village of Cattal and benefits from a semi-rural village location and beautiful, far-reaching countryside views.

Located just under 7 miles from Wetherby, 10 miles from the bustling town of Boroughbridge, 13 miles from the spa town of Harrogate and 14 miles from the historic City of York, Manor Farm is ideal for someone with commuter needs.

The accommodation briefly comprises an open-plan kitchen dining room area with a selection of neutral fitted cabinets, electric oven and hob with space for a fridge-freezer as required, large living room boasting natural light and a feature fireplace with fantastic countryside views, snug room with character fireplace, utility room with plumbing in situ for a washing machine and dryer as required, large under stairs cupboard and a downstairs WC.

To the first floor, Manor Farm offers a large primary bedroom with a modern bathroom suite nearby comprising a shower over the bath and white sanitaryware, three further double bedrooms, a family bathroom suite comprising a bath with shower over, basin and WC, a separate shower room positioned off the landing area.

The nearby towns of Wetherby, Harrogate and the City of York offer excellent everyday shopping facilities and are all well known for their restaurants, theatres and numerous historic points of interest.

There are a good selection of public and private schools in the local area including Queen Ethelburga's which is located just under 5 miles away from Manor Farm and is easily accessible, the school

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offers a collection and drop off service to Cattal station as well as various bus routes.

Cattal Train Station is located only a short distance away and provides ease of access along various routes and is approximately 2 ½ hours from London, less than 1 hour from Leeds by train and less than 30 minutes from York and Harrogate by train.

This well-presented property offers light and spacious living accommodation, beautiful views and would be ideal for anyone with commuter needs whilst benefitting from a semi-rural location.

Manor Farm offers oil fired central heating, ample off road parking for a number of vehicles, fantastic countryside views, a workshop and a selection of outbuildings which could be utilised for storage purposes.

The deposit will be £3,173 (5 week's rent) at a rental value of £2,750 per calendar month.

The holding deposit will be £634 (1 week's rent) at a rental value of £2,750 per calendar month.

Offered unfurnished.

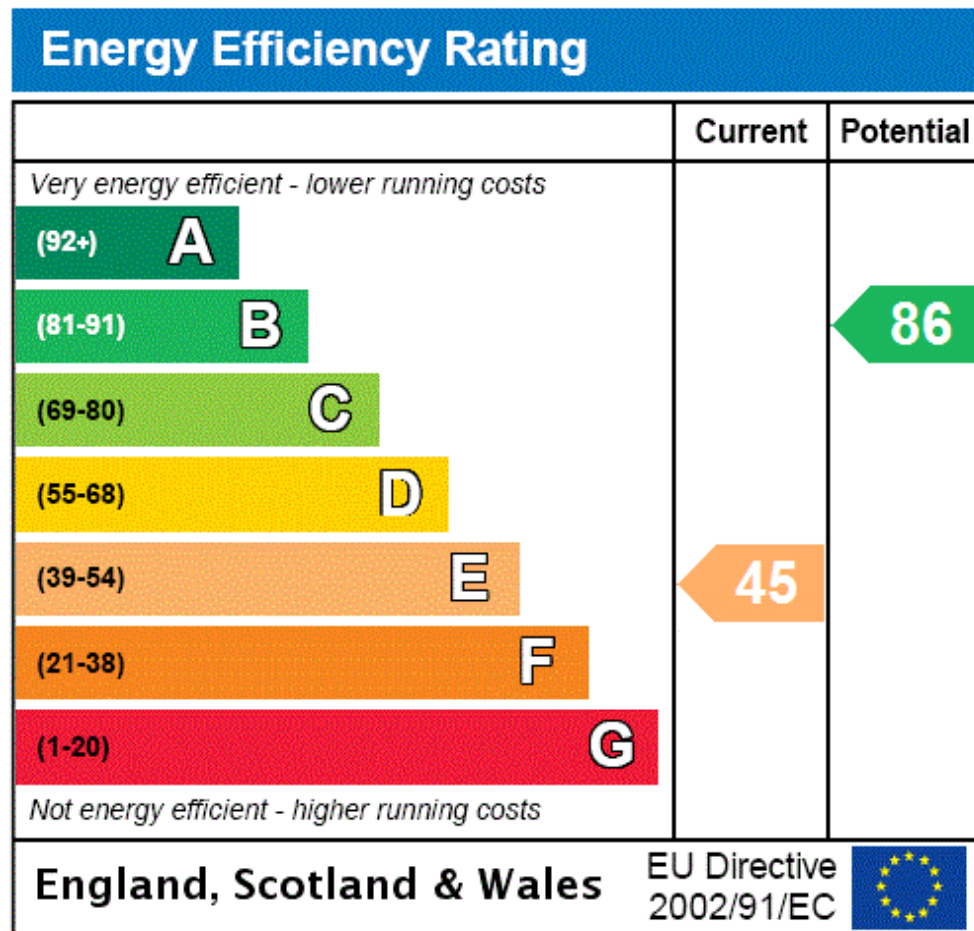
Pets considered.

ADDITIONAL INFORMATION

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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