



SADDLE ROOM COTTAGE, PRIORY ESTATE, NUN MONKTON, YO26 8ES
£1,195 per month

Carter Jonas

SADDLE ROOM COTTAGE, PRIORY ESTATE, NUN MONKTON, YO26 8ES

- Available now
- Picturesque village location
- Unfurnished
- Two bedrooms
- Council Tax Band C
- EPC Band E
- Pets considered

THE PROPERTY

Available immediately, Saddle Room Cottage is a charming two bedroomed character cottage nestled within the private grounds of the renowned Priory Estate.

Briefly, the property comprises a naturally bright sitting room with a feature log burning stove and patio doors leading out into the private rear garden, a spacious kitchen comprising a selection neutral fitted units with an integrated oven and hob and space for a fridge freezer and washing machine as required.

Upstairs, there are two spacious double bedrooms and a modern bathroom suite comprising a bath with shower over and white sanitaryware.

Externally, Saddle Room Cottage benefits from a large private garden to the rear with the added benefit of a patio area and shed which could be utilised for storage purposes.

Whilst enjoying a simply stunning location, Saddle Room Cottage has excellent communication links to the motorway network with train stations nearby.

The property is within 11 miles of the city of York, 16 miles from the spa town of Harrogate and 28 miles from the city of Leeds, making this property ideal for someone with commuter needs.

Nestled within the charming maypole village of Nun Monkton is the delightful Alice Hawthorne pub.

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Nun Monkton is well-positioned with ease of access to a variety of shopping, leisure and educational facilities.

There are high performing schools only a short distance away including Queen Ethelburga's Collegiate, St Peter's School and Bootham School with Nun Monkton Foundation Primary School within walking distance.

Offered unfurnished.

Pets considered.


The deposit will be £1,378 (5 week's rent) at a rental value of £1,195 per calendar month.

The holding deposit will be £275 (1 week's rent) at a rental value of £1,195 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(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

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