



**4 COACH HOUSE COTTAGES, PRIORY ESTATE, NUN MONKTON, YORK, YO26**  
£1,095 per month\*

**Carter Jonas**



## **4 COACH HOUSE COTTAGES, PRIORY ESTATE, NUN MONKTON, YO26 8ES**

- Available Now
- Picturesque village location
- Unfurnished
- Two bedrooms
- Council Tax Band C
- EPC Band D
- Pets considered

### **THE PROPERTY**

Available now, 4 Coach House Cottages is a welcoming two bedroomed, terraced character cottage situated in the highly sought-after village of Nun Monkton and located on the private grounds of The Priory Estate 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 multi stove, kitchen with a selection of neutral fitted units and an integrated oven and hob with space for a washing machine and fridge as required.

Upstairs there is one double bedroom and one single bedroom along with a bathroom including a shower over the bath and white sanitaryware.

Externally, there is ample off-street parking for two vehicles to the rear of the property with access into the beautiful communal garden area which is situated to the front of the cottage.

This delightful cottage is conveniently positioned in the heart of the village and within the private grounds of The Priory Estate whilst only a short walk away from picturesque village green with its maypole.

The village is steeped in history and Nun Monkton is now a peaceful and quintessential English village with a thriving community spirit, a popular primary school, nearby farm shop and a beautiful pub.

Available now, 4 Coach House Cottages is a welcoming two bedroomed, terraced character cottage situated in the highly sought-after village of Nun Monkton and located on the private grounds of The Priory Estate.





4 Coach House Cottages is well placed for easy access to a good range of facilities in Boroughbridge with more extensive amenities available in Harrogate and York.

In addition, access to the A1(M) is nearby, providing key connections to the motorway network.

There are local railway stations at Kirk Hammerton and Cattal that link directly with the mainline stations at York and Leeds, giving fast regular services to London Kings Cross and Edinburgh.

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

Offered unfurnished.

Pets considered.

The deposit will be £1,263 (5 week's rent) at a rental value of £1,095 per calendar month.

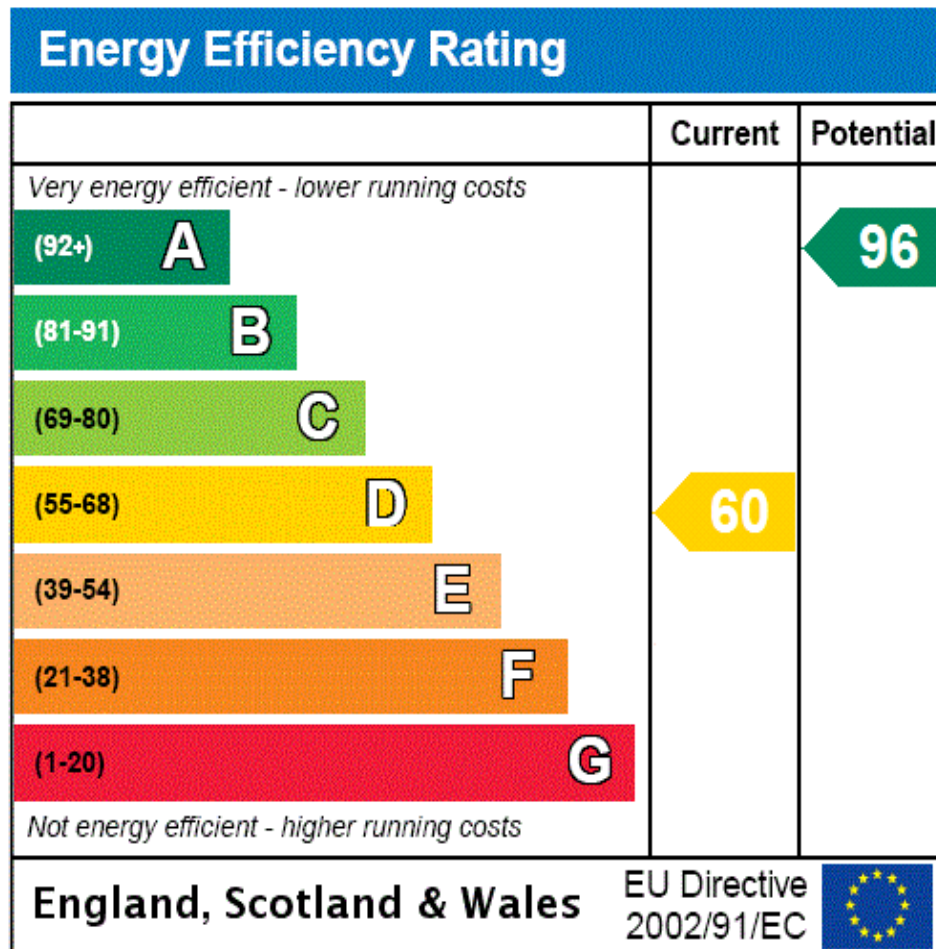
The holding deposit will be £252 (1 week's rent) at a rental value of £1,095 per calendar month.

**ADDITIONAL INFORMATION**

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







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

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances 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. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.