



**DOWBER HOUSE, HALL LANE, MYTON ON SWALE, YORK, NORTH YORKSHIRE, YO61 2RD**  
£1,750 per month

**Carter Jonas**



# DOWBER HOUSE, HALL LANE, MYTON ON SWALE, YORK, YO61 2RD

- Available early January
- Oil Fired Central Heating
- EPC Rating C
- Council Tax Band B
- Pets Considered

## THE PROPERTY

Available early January, Dowber House is an exceptionally spacious three bedroom property nestled within a fantastic, semi-rural location whilst conveniently situated only a short distance away from the desirable village of Myton on Swale.

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 fitted units, integrated oven, dishwasher, fridge freezer and electric hob making this a fantastic space for family living at the very heart of the home with patio doors out into the garden, separate reception room which could be utilised as an office and a useful WC.

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

Dowber House is a beautiful family home, well placed for easy access to a good range of facilities in Helperby and Boroughbridge with more extensive amenities also available in Ripon, Harrogate and York.

Externally there is a well-maintained, private garden situated to the front of the property with patio area overlooking beautiful countryside views, parking for two vehicles and a large outbuilding which can be utilised for storage purposes.

Offered unfurnished.

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Pets considered.

The deposit will be £2,019 (5 week's rent) at a rental value of £1,750 per calendar month.


The holding deposit will be £403 (1 week's rent) at a rental value of £1,750 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+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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