



**3 THE COTTAGES, KIRK HAMMERTON, YORK, NORTH YORKSHIRE, YO26 8BY**  
£1,250 per month

**Carter Jonas**

### 3 THE COTTAGES, KIRK HAMMERTON, YORK, NORTH YORKSHIRE, YO26 8BY

- Available Late September
- Picturesque village location
- Unfurnished
- Two bedrooms
- Council Tax Band B
- EPC Band D
- Private parking

#### THE PROPERTY

Available late September, 3 Coach House Cottages is a welcoming two bedroomed, end of terrace character cottage situated in the highly sought-after village of Kirk Hammerton 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 stove, separate dining room area which further leads into a spacious kitchen area and comprises a selection of modern fitted units including an integrated oven and hob with bi-fold doors providing plenty of natural light.

Upstairs there are two double bedrooms along with a family bathroom including a shower over the bath.

Externally, there is a fully enclosed garden comprising a large patio area and lawned garden with off-street parking available for two vehicles to the rear of this fantastic cottage.

The village of Kirk Hammerton offers a good range of everyday facilities including a village shop, primary school, village hall, and church. Its convenient location means that it is well serviced by a wide selection of transport links with the A59 providing access to Harrogate and York, Junction 47 of the A1(M) is only 3 ½ miles away and there is village railway station within walking distance, providing direct rail access to Harrogate and York and the national network.

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

Offered unfurnished with white goods.

Electricity, water and sewerage are all on a mains supply.

Internet and Mobile:  
Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

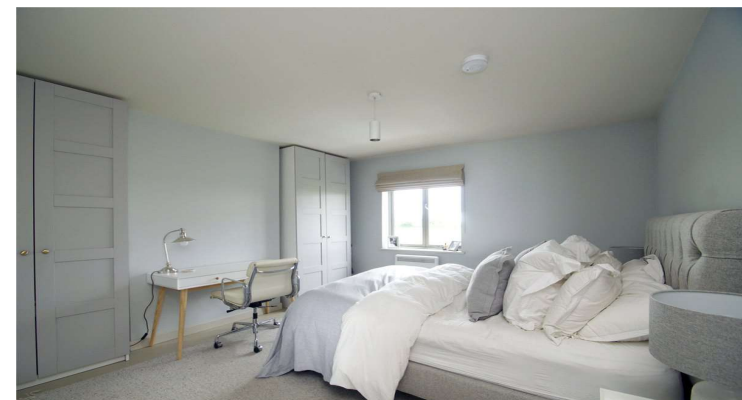
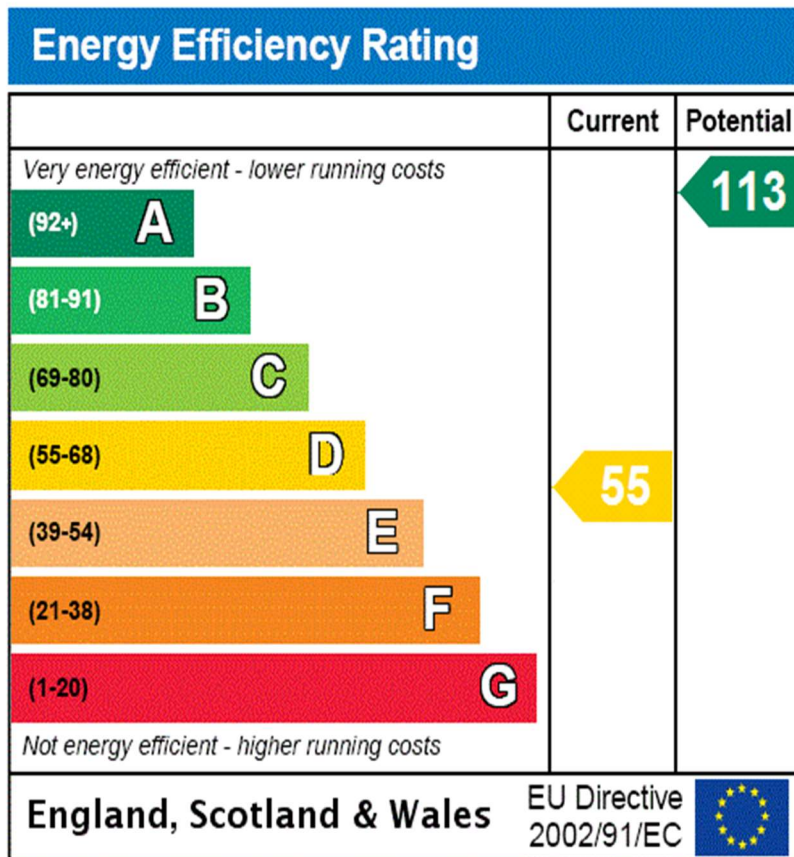
The deposit will be £1,442 (5 week's rent) at a rental value of £1,250 per calendar month.

The holding deposit will be £288 (1 week's rent) of £1,250 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 B





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