



THE MISTLE, THISTLE HILL FARM, THISTLE HILL, KNARESBOROUGH, HG5 8LS
£2,250 per month

Carter Jonas

THE MISTLE, THISTLE HILL FARM, KNARESBOROUGH, HG5 8LS

- Barn Conversion
- Available Early January
- Unfurnished with white goods
- Stunning views
- Council Tax Band D
- EPC Rating C

THE PROPERTY

Available early January, The Mistle is an impressive three bedroom barn conversion occupying a stunning position overlooking open countryside.

With views towards the River Nidd, this property offers a high standard of accommodation, a tranquil setting and a superb location just 1 ½ miles out of Knaresborough's town centre.

Sympathetically renovated the barn offers a traditional charm with a contemporary finish. The current owners have lovingly restored the property and enhanced the space and setting. There is an abundance of natural light paired with a welcoming homely feel.

Offered unfurnished with white goods the property briefly comprises: Entrance hallway, open plan kitchen diner with far reaching views, lounge with log burning stove, three bedrooms and two bathrooms.

Outside, the barn occupies a corner plot. It shares a well maintained communal courtyard to the front, offers parking and a secluded position set off the main road.

Close to the River Nidd, Knaresborough is a sought after residential area. The picturesque town centre provides a variety of everyday facilities including a good selection of shops, restaurants and schooling facilities.

The town also has a useful railway station which provides services to Harrogate, Leeds and York. For the commuter, there is nearby access onto the A658 southern bypass which in turn gives easy access onto the A1(M).

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A must to view.

The deposit will be £2,596 (5 week's rent) at a rental value of £2,250 per calendar month.

The holding deposit will be £519 (1 week's rent) at a rental value of £2,250 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 D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(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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