



STABLE COTTAGE, KIRKLINGTON, BEDALE, NORTH YORKSHIRE, DL8 2LS
£1,250 per month

Carter Jonas

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- Available May
- Pets Considered
- EPC Rating E
- Council Tax Band B
- Oil fired central heating

THE PROPERTY

Nestled within the private grounds of the popular Camp Hill Estate, we offer to you a rare opportunity to occupy Stable Cottage, a delightful two bedroomed character property with beautiful views in every direction.

Stable Cottage is a well-presented property which is easily accessible to various amenities in the popular market towns of Bedale, Thirsk and Ripon, all only a short distance away making this property ideal for anyone with commuter needs.

The A1(M) is only a short distance away with train stations located in the nearby towns of Thirsk and Northallerton.

Stable Cottage offers oil-fired central heating and briefly comprises; a naturally light and modern family kitchen with plenty of fitted cabinets, integrated oven and hob fired by LPG Gas, a separate fridge-freezer with plumbing also in situ for a dishwasher as required.

Leading on from the kitchen, there is a large living room boasting space with a characterful log burning stove making this a fantastic space for family living. There is a large utility room with plumbing available for a washing machine as a required and further access into the large storage building adjoining the property with a downstairs WC also conveniently situated on the ground floor.

To the first floor, there are two neutrally decorated double bedrooms, one of which offers further storage space and a modern house bathroom with a shower over the bath.

Nestled within the private grounds of the popular Camp Hill Estate, we offer to you a rare opportunity to occupy The Stable, a delightful two bedroomed character property with beautiful views in every direction.



Externally there is a fully enclosed walled garden comprising of lawn and a lovely decking area with ample parking for a number of vehicles.

This well-presented property offers spacious living accommodation, plenty of natural light and a beautiful location.

Offered unfurnished.

Pets considered.

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) at a rental value 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 Council Tax Band B
Authority



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given 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. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.
 *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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