



**MANOR FARMHOUSE, ALDBOROUGH, YORK, NORTH YORKSHIRE, YO51 9EP**  
£2,500 per month

**Carter Jonas**



# MANOR FARMHOUSE, ALDBOROUGH, YORK, YO51 9EP

- Available Now
- Gas Central Heating
- EPC Rating E
- Council Tax Band E
- Pets Considered
- Off Street Parking

## THE PROPERTY

Available now, Manor Farmhouse is a beautifully presented, four bedroomed semi-detached property situated in the sought-after, maypole village of Aldborough whilst located only a short distance away from an excellent selection of amenities in the nearby market town of Boroughbridge.

Briefly the accommodation comprises a well-proportioned sitting room with an open feature fireplace, exceptionally spacious, open-plan kitchen dining room area with a selection of fitted units, integrated oven, dishwasher, fridge freezer and gas hob making this a fantastic space for family living at the very heart of the home.

Also situated to the ground floor is a utility room with a sink, fitted units and space for a washing machine and dryer as required, separate reception area with a staircase nearby leading up to a large bedroom suite with fitted wardrobes and an en-suite comprising a separate bath with shower over and white sanitaryware.

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 shower over the bath and white sanitaryware.

There is ample off-street parking for a number of vehicles to the side of the property with a well-maintained, fully enclosed garden positioned to the rear with the benefit of a single garage which could be utilised for storage purposes.

This beautiful property is conveniently positioned in the heart of the village whilst only a short walk away from picturesque village green with its maypole.

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The village is steeped in history - in Roman times it was the civic capital of Northern Britain. Now it is a peaceful and quintessential English village with a thriving community spirit, a popular pub and a beautiful church.

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

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

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

Offered unfurnished.

Pets considered.

The deposit will be £2,884 (5 week's rent) at a rental value of £2,500 per calendar month.

The holding deposit will be £576 (1 week's rent) at a rental value of £2,500 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 E





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>46</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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