



HOME FARM, HALL LANE, MYTON ON SWALE, YORK, NORTH YORKSHIRE, YO61
£2,200 per month*

Carter Jonas

HOME FARM, HALL LANE, MYTON ON SWALE, YORK, NORTH YORKSHIRE, YO61 2RD

- Available now
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band C
- Pets Considered

THE PROPERTY

Available now, Home Farm is an exceptionally spacious four/five bedroomed, detached 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 working feature fireplace, a large bay window and beautiful garden views, a spacious, open-plan kitchen dining room area with a selection of brand new 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.

Also positioned on the ground floor is a separate dining room with a working open, log burning fire, a further reception room which could be utilised as an office or a fifth bedroom, utility room with plumbing in situ for a washing machine and dryer as required, a large store and a useful shower suite with basin and WC positioned nearby.

To the first floor, there is an exceptionally spacious primary bedroom with far-reaching countryside views, further leading onto three double bedrooms and a family bathroom suite comprising a walk in shower and separate bath with white sanitaryware.

Home Farm 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 large, well-maintained, private garden situated to the front of the property overlooking beautiful countryside views, a patio area situated to the side of the property with a selection of outbuildings which could be utilised for storage purposes and parking for up to three vehicles.

Available now, Home Farm is an exceptionally spacious four/five bedroomed, detached property nestled within a fantastic, semi-rural location whilst conveniently situated only a short distance away from the desirable village of Myton on Swale.



Offered unfurnished.

Pets considered.

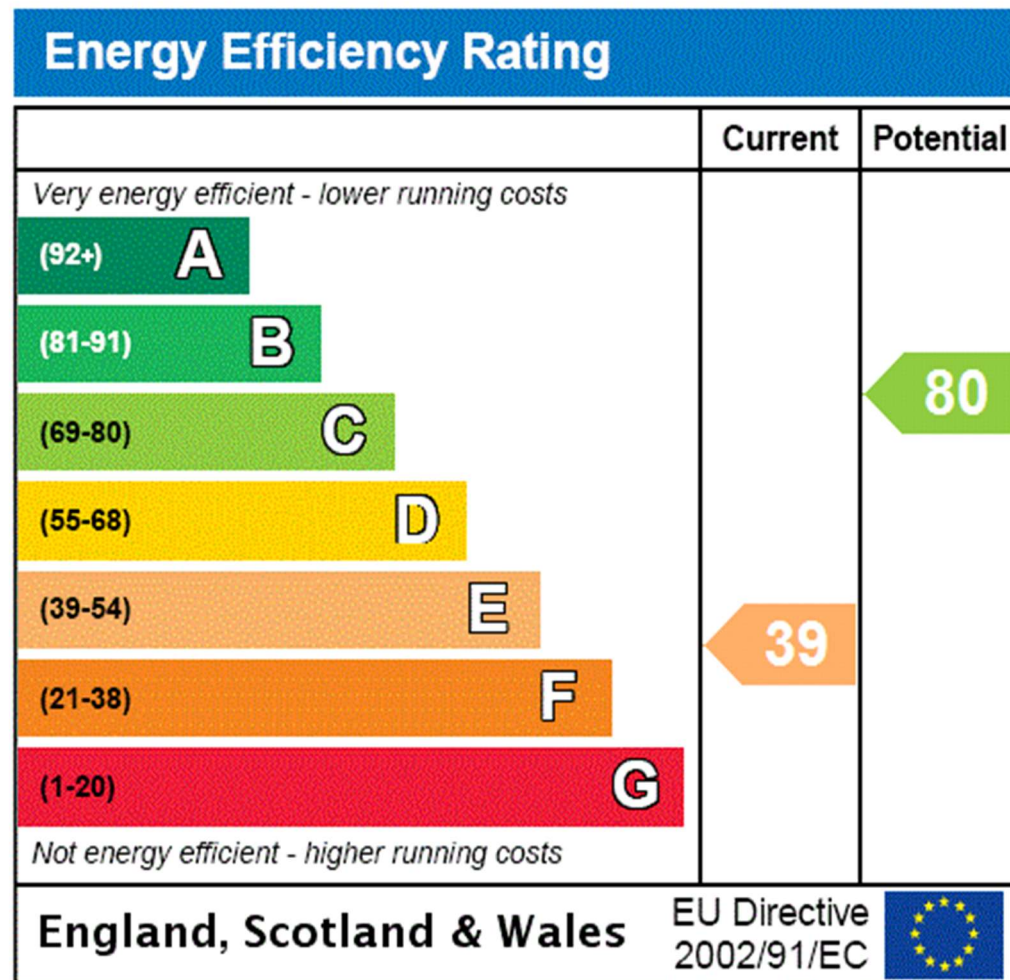
The deposit will be £2,538 (5 week's rent) at a rental value of £2,200 per calendar month.

The holding deposit will be £507 (1 week's rent) at a rental value of £2,200 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 C





T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has not provided with a floorplan by a third party, we cannot 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. 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.