



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

£2,200 per month\*

**Carter Jonas**

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# 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.

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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.

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## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months, longer terms will be considered

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Viewing Strictly by appointment only

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Local Authority Council Tax Band C

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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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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	



T: 01423 523423  
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX  
 E: harrogate.rural@carterjonas.co.uk



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Classification L2 - Business Data

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