



**HOME FARM COTTAGE, THORGANBY, YORK. NORTH YORKSHIRE, YO19 6DE**  
£1,250 per month

**Carter Jonas**

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# HOME FARM COTTAGE, THORGANBY, YORK, NORTH YORKSHIRE, YO19 6DE

- Available Now
- Unfurnished
- Three Bedrooms
- EPC Band E
- Pets Considered

## THE PROPERTY

Available now, we offer to you Home Farm Cottage, a charming three-bedroom detached cottage nestled within attractive countryside in the rural, sought after village of Thorganby.

In brief, the ground floor comprises a spacious open plan kitchen, living and dining area providing versatile and sociable accommodation, together with a utility room and an additional reception room which may be utilised as a separate living room or home office as required.

Upstairs the property provides two, well-proportioned double bedrooms, a further single bedroom and a family bathroom comprising a bath with shower over, basin and WC.

Externally, the property benefits from a large garden surrounding the cottage with plenty of space for off road parking.

Please note this property is heated via an oil-fired central heating system and is serviced by a septic tank for sewage and drainage.

Home Farm Cottage is conveniently positioned approximately 10 miles from York city centre and 12 miles from Selby, both of which offer excellent everyday shopping facilities and are all well known for their restaurants, theatres and various historic points of interest.

Please note no white goods or appliances will be provided with this property.

Pets considered.

Available now, we offer to you Home Farm Cottage, a charming three bedroom detached brick cottage set within attractive countryside in the sought after rural village of Thorganby.



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.

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## **ADDITIONAL INFORMATION**

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Viewing      Strictly by appointment only

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Local          Council Tax Band D  
Authority

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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