



ALDBOROUGH DAIRY, ALDBOROUGH, YO51 9ES
£3,200 per month

Carter Jonas

ALDBOROUGH DAIRY, FRONT STREET, ALDBOROUGH, YO51 9ES

- Available October
- Gas Central Heating
- EPC Rating C
- Council Tax Band F
- Pets Considered
- Off Street Parking

THE PROPERTY

Available early October, Aldborough Dairy is a beautiful five bedroomed detached property situated in the sought-after, maypole village of Aldborough and 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 pale blue fitted units and integrated appliances including a double oven, electric hob and fridge-freezer with space for a free-standing dishwasher as required making this a fantastic space for family living at the heart of the home.

Also situated to the ground floor is a study overlooking the garden, laundry room, boiler room and a modern shower room suite with a staircase nearby providing an additional double bedroom.

Upstairs there is a spacious primary bedroom with accompanying en-suite bathroom including a shower over the bath, three spacious double bedrooms, one single bedroom and a large family bathroom suite including a bath and large walk in shower.

All the bedrooms benefit from delightful views of either the beautiful village or private walled gardens positioned to the rear whilst offering naturally bright and airy accommodation.

There is ample off-street parking for a number of vehicles to the front of the property with a selection of large, well-maintained south-facing gardens to the rear.

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.

Aldborough Dairy 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.

Unfurnished.

Pets considered.

The deposit will be £3,692 (5 week's rent) at a rental value of £3,200 per calendar month.

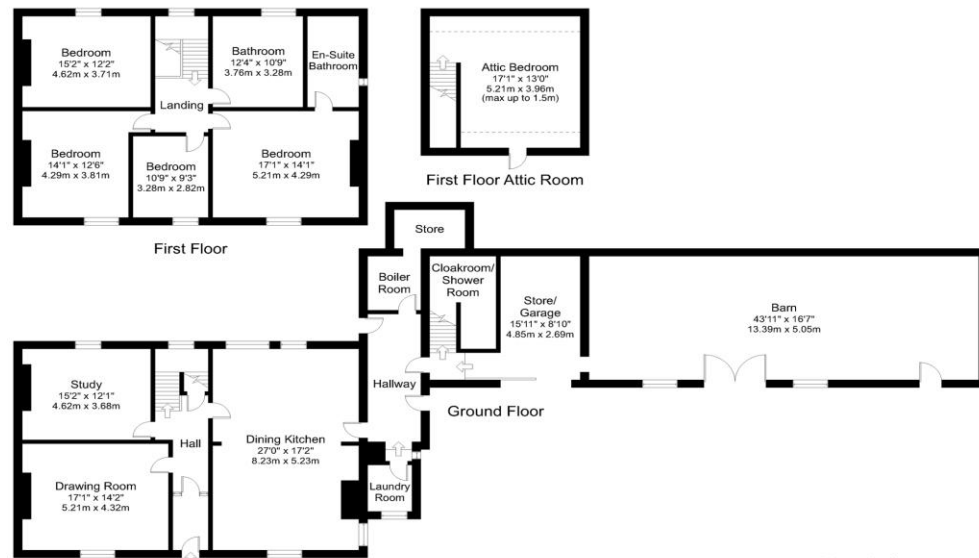
The holding deposit will be £738 (1 week's rent) at a rental value of £3,200 per calendar month.

ADDITIONAL INFORMATION

Viewing	Strictly by appointment only
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Local Authority	Council Tax Band F
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Gross internal floor area excluding Barn and Stores (approx.): 233.6 sq m (2,515 sq ft)

Not to Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data



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