



1 MYTON GRANGE COTTAGE, MYTON ON SWALE, YORK, NORTH YORKSHIRE, YO61 2QU
£1,000 per month

Carter Jonas

1 MYTON GRANGE COTTAGE, MYTON ON SWALE, YORK, NORTH YORKSHIRE, YO61 2QU

- Available now
- Biomass Heating System
- EPC Rating C
- Council Tax Band B
- Pets Considered

THE PROPERTY

Available now, 1 Myton on Swale is a spacious two-bedroom property nestled within a fantastic, semi-rural location whilst conveniently situated only a short distance away from the desirable village of Myton on Swale.

1 Myton Grange Cottage is 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.

Briefly the accommodation comprises a naturally bright living room, complete with a traditional log burning stove, a spacious kitchen comprising a selection of neutral fitted units and integrated appliances including an integrated fridge, washer dryer, electric oven and hob.

To the first floor, there are two well-proportioned double bedrooms with a modern bathroom suite comprising a bath with shower over, basin and WC.

Externally there is a well-maintained, private garden situated to the rear of the property with patio area overlooking beautiful countryside, parking for two vehicles and a large outbuilding which can be utilised for storage purposes.

Heating and hot water are provided through a communal biomass system with water on a mains supply.

Offered unfurnished.

Pets considered.

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The deposit will be £1,153 (5 week's rent) at a rental value of £1,000 per calendar month.

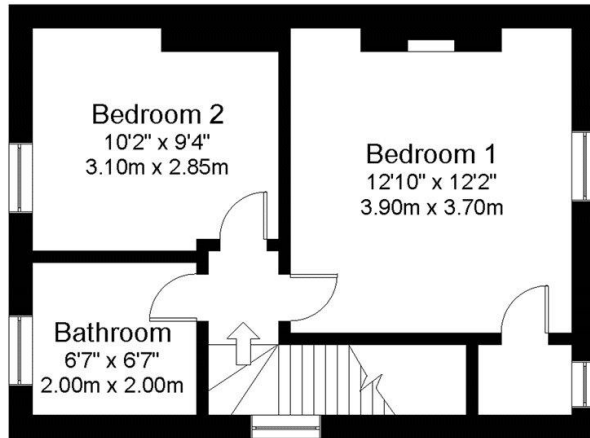
The holding deposit will be £230 (1 week's rent) at a rental value of £1,000 per calendar month.

ADDITIONAL INFORMATION

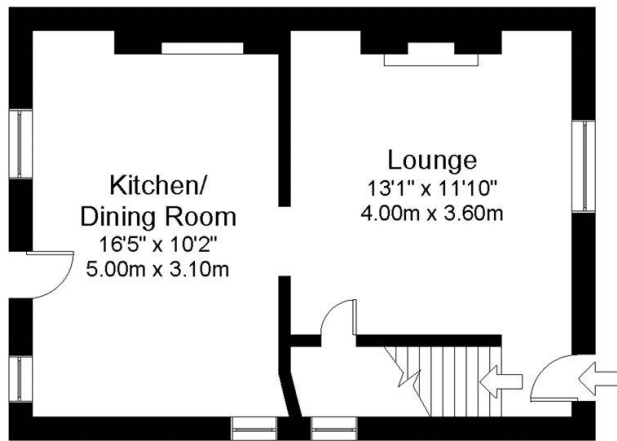
Viewing Strictly by appointment only

Local Council Tax Band B
Authority





First Floor



Ground Floor

Gross internal floor area (approx.): 70.6 sq m (760 sq ft)

Not to Scale. Copyright © Apex Plans.



Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01423 523423

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

E: harrogate.rural@carterjonas.co.uk

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