



2 THE COTTAGES, KIRK HAMMERTON, YORK, NORTH YORKSHIRE, YO26 8BY
£1,350 per month

Carter Jonas

2 THE COTTAGES, KIRK HAMMERTON, YORK, NORTH YORKSHIRE, YO26 8BY

- Available September
- Picturesque village location
- Unfurnished
- Two bedrooms
- Council Tax Band B
- EPC Band D
- Private parking

THE PROPERTY

Available late September, 2 The Cottages is a welcoming two bedroomed, mid-terrace character cottage situated in the highly sought-after village of Kirk Hammerton whilst only a short distance away from an excellent selection of amenities and attractions.

Briefly, the accommodation comprises a well-proportioned and naturally bright sitting room with a feature log burning stove, separate dining room area which further leads into a spacious kitchen area and comprises a selection of modern fitted units including an integrated fridge freezer, dishwasher and hob with bi-folding doors providing plenty of natural light.

Upstairs there are two double bedrooms along with a family bathroom including a shower over the bath.

Externally, there is a fully enclosed garden comprising a large patio area and lawned garden with off-street parking available for two vehicles to the rear of this fantastic cottage.

The village of Kirk Hammerton offers a good range of everyday facilities including a village shop, primary school, village hall, and church.

It's convenient location means that it is well serviced by a wide selection of transport links with the A59 providing access to Harrogate and York, Junction 47 of the A1(M) is only 3 ½ miles away and there is village railway station within walking distance, providing direct rail access to Harrogate and York and the national network.

Available late September, 2 The Cottages is a welcoming two bedroomed, mid-terrace character cottage situated in the highly sought-after village of Kirk Hammerton.



This delightful property offers spacious living accommodation, a beautiful location and would be ideal for anyone with commuter needs.

Offered unfurnished.

Pets considered.

The deposit will be £1,557 (5 week's rent) at a rental value of £1,350 per calendar month.

The holding deposit will be £311 (1 week's rent) at a rental value of £1,350 per calendar month.

ADDITIONAL INFORMATION

Viewing Strictly by appointment only

Local Council Tax Band B
Authority



Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION

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