



13 THE CROFT, KIRBY HILL, YO51 9YA
£1,700 per month

Carter Jonas

THE VICARAGE, 13 THE CROFT, KIRBY HILL, BOROUGHBRIDGE, YO51 9YA

- Available early November
- Picturesque village location
- Four bedrooms
- Council Tax Band G
- EPC Band D
- Pets considered

THE PROPERTY

Available early November, The Vicarage is a beautifully presented, four bedroomed, detached family home situated within the extremely sought after village of Kirby Hill.

Briefly, the accommodation comprises a spacious sitting room boasting natural light with an electric feature fireplace and garden views, a kitchen with neutral fitted units, a free-standing cooker with space for a fridge-freezer and dishwasher as required, utility room with plumbing in situ for a washing machine and dryer, dining room with patio doors leading out into the rear garden, office and a large W/C conveniently positioned off the main hallway.

To the first floor, the primary bedroom is a spacious double benefitting from fitted wardrobes and an en-suite shower room comprising a free-standing shower, heated towel rail, basin and WC, three further well-proportioned double bedrooms one of which includes a selection of fitted wardrobes and a large family bathroom suite comprising a free-standing shower and bath, basin and WC.

Externally, this fantastic property offers ample off-road parking, a spacious double garage which can be utilised for storage purposes and a fully enclosed garden situated to the rear which is mainly laid to lawn with established shrubs and borders.

Whilst enjoying a simply stunning location, this fantastic property has excellent communication links to the motorway network and train stations nearby.

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The property is located approximately 1 mile of the bustling town of Boroughbridge, 6 miles from the Cathedral City of Ripon, 12 miles from the spa town of Harrogate and 20 miles from the City of York making this property ideal for someone with commuter needs.

The Vicarage is heated via a mains gas fired central heating system with fully double-glazed windows throughout.

Electricity, water, gas and sewerage are all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Pets considered.

The deposit will be £1,961 (5 week's rent) at a rental value of £1,700 per calendar month.

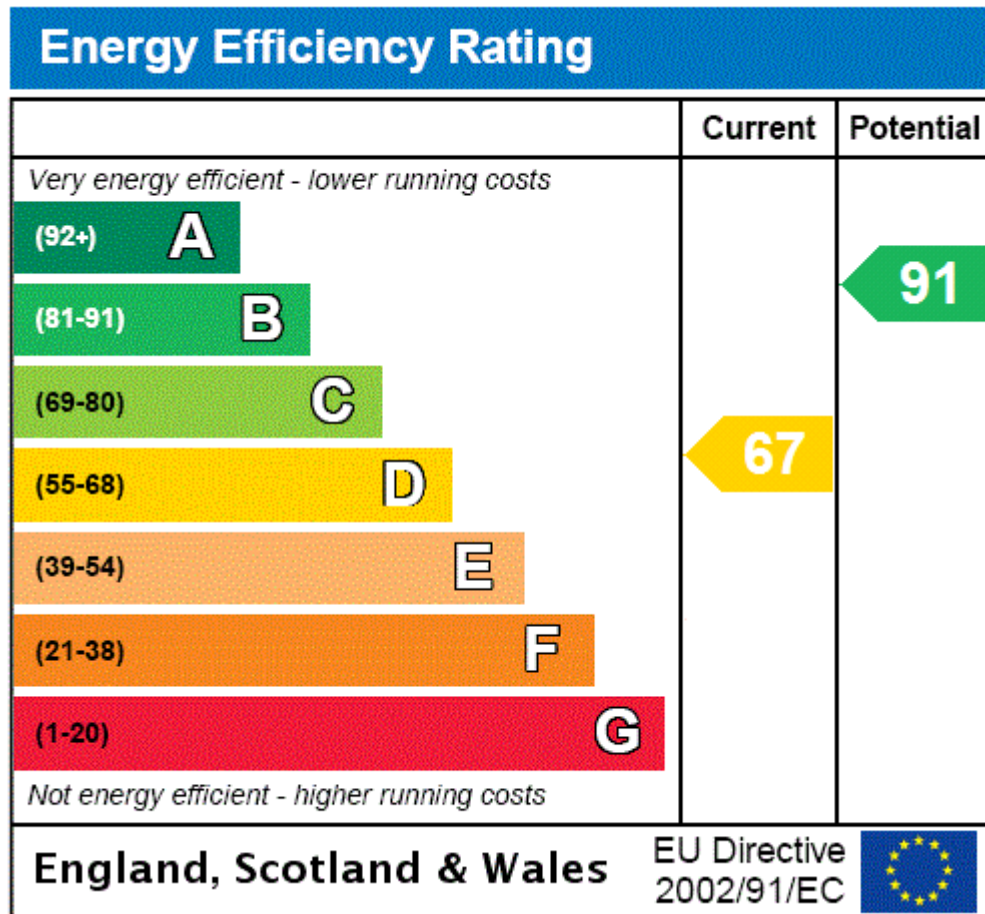
The holding deposit will be £392 (1 week's rent) at a rental value of £1,700 per calendar month.

ADDITIONAL INFORMATION

Viewing	Strictly by appointment only
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Local Authority	Council Tax Band G
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T: 01423 523423

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

E: harrogate.rural@carterjonas.co.uk

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