



SYCAMORE COTTAGE, KIRKLINGTON, BEDALE, NORTH YORKSHIRE, DL8 2NG

£1,200 per month

Carter Jonas

SYCAMORE COTTAGE, KIRKLINGTON, BEDALE, DL8 2NG

- Available Now
- Two Bedrooms
- Oil Fired Central Heating
- EPC Rating C
- Council Tax Band B
- Pets Considered

THE PROPERTY

Available now, we offer you Sycamore Cottage, a recently refurbished two-bedroom, semi-detached cottage nestled in the heart of the popular village of Kirklington.

Sycamore Cottage is a well-presented property, easily accessible to a large selection of amenities in the popular market towns of Bedale, which is only 6.5 miles away, Ripon approximately 9 miles away, and Thirsk just under 9 miles away, making the property ideal for anyone with commuter needs.

The A1(M) is only a short distance away, with train stations located in the nearby towns of Thirsk and Northallerton.

This wonderful property briefly comprises a welcoming entrance hallway, a spacious living room, a large dining room benefitting from characterful beams and a log burning stove, and a modern kitchen comprising a selection of units with space for a free-standing oven and dishwasher. A utility room is conveniently positioned to the rear of the cottage, offering a selection of units with plumbing in situ for a washing machine and dryer as required, with a WC and walk in shower suite positioned nearby.

To the first floor, there are two double bedrooms with a modern family shower suite nearby, comprising a walk-in shower, basin, WC, and heated towel rail.

To the rear of the property, there is a large, fully enclosed garden with an outbuilding that can be utilised for storage purposes.

This well-presented property offers spacious living accommodation, plenty of character, and a beautiful village location.

Available now, we offer you Sycamore Cottage, a recently refurbished two-bedroomed, semi-detached cottage nestled within the heart of the popular village of Kirklington.



Sycamore Cottage is heated via an oil-fired central heating system, with a log burning stove also situated on the ground floor.

Electricity, water, 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.

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

Offered unfurnished.

Pets considered.

The deposit will be £1,384 (5 weeks' rent) at a rental value of £1,200 per calendar month.

The holding deposit will be £276 (1 week's rent) at a rental value of £1,200 per calendar month.

ADDITIONAL INFORMATION

Viewing Strictly by appointment only

Local Authority Council Tax Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION

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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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