



**GLEBE HOUSE, CHAPEL STREET, NUNNINGTON, YORK, NORTH YORKSHIRE, YO62 5UP**  
£1,375 per month

**Carter Jonas**

# GLEBE HOUSE, CHAPEL STREET, NUNNINGTON, YORK, YO62 5UP

Available now, this lovely stone-built property is set in the picturesque, sought after village of Nunnington.

- Available Now
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band F
- Pets Considered
- Off Street Parking

## THE PROPERTY

Available now, this lovely stone-built property is set in the picturesque, sought after village of Nunnington.

Glebe House is a well presented three bedroomed property which boasts space, charm and is easily accessible to amenities in the nearby villages of Hovingham and Ampleforth with the popular market towns of Helmsley and Kirkbymoorside close by.

Arranged over two floors, the property briefly comprises; a sitting room with cast iron Victorian fireplace, dining room, living room and kitchen with built in hob and oven, access to the garden and a small pantry. The first-floor houses two double bedrooms, one single bedroom and house bathroom with shower.

Externally, the property offers a large well-maintained garden to the rear and side of the property, garage with electric lights and power points, summerhouse and various outbuildings available for additional storage.

Nunnington village has a Village Hall with a 'Pop up Pub', Tea Rooms at Low Farm, Nunnington Hall and Craft Shops. The Church is located at the southern end of the village.

This well-presented property offers spacious living accommodation and a beautiful location whilst benefitting from a rural location.

This property is heated via an oil-fired central heating system.

Electricity and water are both on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).



The deposit will be £1,586 (5 week's rent) at a rental value of £1,375 per calendar month.

The holding deposit will be £317 (1 week's rent) at a rental value of £1,375 per calendar month.

Offered unfurnished.

Pets considered.

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## **ADDITIONAL INFORMATION**

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Offers Available for a minimum term of 12 months, longer terms will be considered

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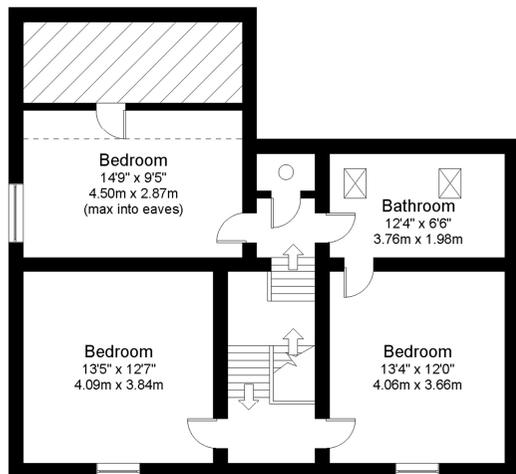
Viewing Strictly by appointment only

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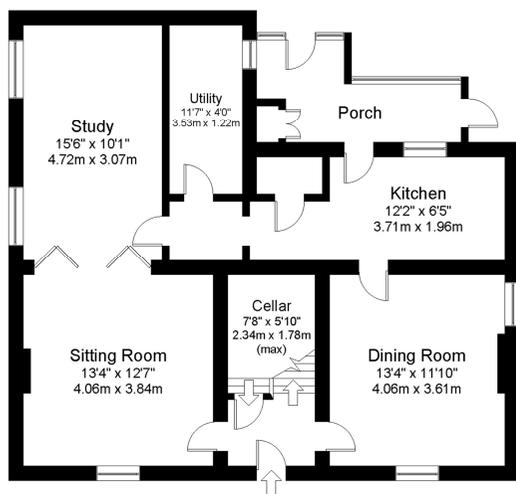
Local Authority Council Tax Band F

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First Floor



Ground Floor

Gross internal floor area excluding Cellar, Porch & Eaves  
(approx.): 136.7 sq m (1,472 sq ft)

Not to Scale. Copyright © Apex Plans.

| Energy Efficiency Rating                    |          | Current                    | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs |          |                            |           |
| (92-)                                       | <b>A</b> |                            |           |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</b> |                            |           |
| (55-68)                                     | <b>D</b> |                            |           |
| (39-54)                                     | <b>E</b> |                            |           |
| (21-38)                                     | <b>F</b> |                            |           |
| (1-20)                                      | <b>G</b> |                            |           |
| Not energy efficient - higher running costs |          |                            |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive<br>2002/91/EC |           |
|   |          | 39                         | 81        |



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