



ROSE COTTAGE, RECTORY LANE, NUNNINGTON, YORK, NORTH YORKSHIRE, YO62 5UU
£950 per month

Carter Jonas

ROSE COTTAGE, RECTORY LANE, NUNNINGTON, YORK, YO62 5UU

- Available Late May
- Oil Central Heating
- Council Tax Band C
- Pets Considered
- Off Street Parking

THE PROPERTY

Available late May, this recently refurbished stone-built property is set in the picturesque, sought after village of Nunnington.

Rose Cottage is a well presented two 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; an entrance hall, sitting room with log burning fire, dining room, kitchen with cooker and fitted units and bathroom with a freestanding shower.

The first-floor houses two well-proportioned double bedrooms further leading onto a large proportion of attic storage space.

Externally, Rose Cottage offers well maintained gardens surrounding the property with the added benefit of a separate utility room, store and coal shed to the rear and generous off street parking for two vehicles and visitors.

Nunnington village has a Village Hall with a 'Pop up Pub', Tea Rooms at Low Farm, Nunnington Hall, various Craft Shops with the Church conveniently situated at the southern end of the village.

This well-presented property offers generous living accommodation with a traditional finish whilst benefitting from a rural location.

Offered unfurnished.

Pets considered.

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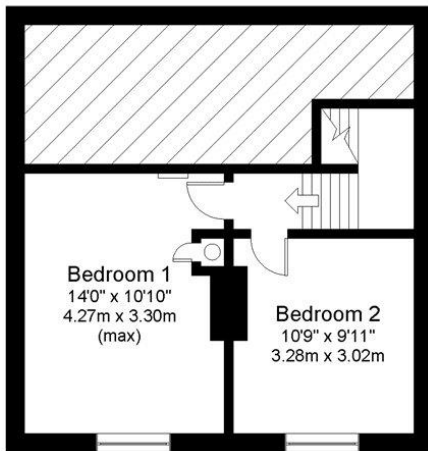
The deposit will be £1,096 (5 weeks' rent) at a rental value of £950 per calendar month.

The holding deposit will be £219 (1 weeks' rent) at a rental value of £950 per calendar month.

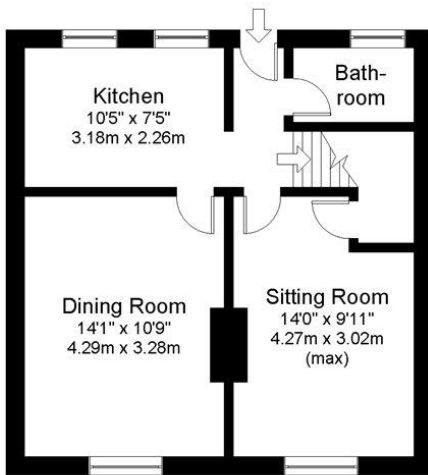
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band C





First Floor



Ground Floor

Gross internal floor area excluding Eaves
(approx.): 71.8 sq m (773 sq ft)
Not to Scale. Copyright © Apex Plans.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



IMPORTANT INFORMATION

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