



2 COACH HOUSE COTTAGES, PRIORY ESTATE, NUN MONKTON, YORK, YO26 8ES
£1,250 per month

Carter Jonas

2 COACH HOUSE COTTAGES, PRIORY ESTATE, NUN MONKTON, YO26 8ES

- Available August
- Picturesque village location
- Unfurnished
- Three bedrooms
- Council Tax Band D
- EPC Band D
- Pets considered

THE PROPERTY

Available early August, 2 Coach House Cottages is a welcoming three bedroomed, terraced character cottage situated in the highly sought-after village of Nun Monkton and located on the private grounds of The Priory Estate 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 multi stove, breakfast kitchen with a selection of neutral fitted units and an integrated oven and hob.

Upstairs there are two double bedrooms and one single bedroom along with a bathroom including a shower over the bath.

Externally, there is ample off-street parking for two vehicles to the rear of the property with access into the beautiful communal garden area which is situated to the front of the cottage.

This delightful cottage is conveniently positioned in the heart of the village and within the private grounds of The Priory Estate whilst only a short walk away from picturesque village green with its maypole.

The village is steeped in history and Nun Monkton is now a peaceful and quintessential English village with a thriving community spirit, a popular primary school, nearby farm shop and a beautiful pub.

2 Coach House Cottages is well placed for easy access to a good range of facilities in Boroughbridge with more extensive amenities

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available in Harrogate and York. In addition, access to the A1(M) is nearby, providing key connections to the motorway network.

There are local railway stations at Kirk Hammerton and Cattal that link directly with the mainline stations at York and Leeds, giving fast regular services to London Kings Cross and Edinburgh.

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

Offered unfurnished.

Pets considered.

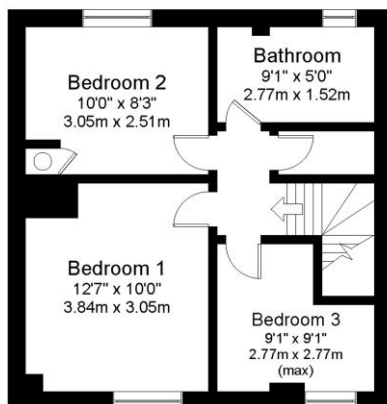
The deposit will be £1,442 (5 week's rent) at a rental value of £1,250 per calendar month.

The holding deposit will be £288 (1 week's rent) at a rental value of £1,250 per calendar month.

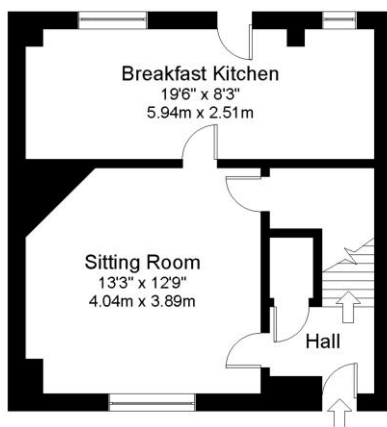
ADDITIONAL INFORMATION

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





First Floor



Ground Floor

Gross internal floor (approx.): 78 sq m (840 sq ft)
Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Classification L2 - Business Data

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