



Naburn Lodge Farm Cottage Naburn £1,500 Per Month

Stephensons are pleased to offer for rent this stunning three bedroom detached period cottage. Recently renovated to the highest standard throughout and situated in a fabulous rural location on the outskirts of York, an early viewing is strongly advised.

EPC 56 (D)



DESCRIPTION

The property is entered via a panelled wooden front door, into a small porch that in turn leads through to an inner hall with doors leading off to all ground floor accommodation and stairs to the first floor.

A stylish modern kitchen can be found to the rear elevation and boasts quartz worktops and a range of base units, along with stainless steel sink, electric oven, hob and dishwasher. A sizeable freestanding fridge freezer is also provided and there is a large pantry.



The principal reception room is well proportioned with feature open fire and large double glazed sash windows offering stunning views over the garden and surrounding countryside. A second reception room can be found to the side elevation and would be an ideal dining room, snug, playroom or home office.

Completing the ground floor accommodation is a useful utility area, boiler room and ground floor wc. The utility area comes with stainless steel sink, base units and a freestanding washing machine.



To the first floor are three well proportioned bedrooms and a stunning house bathroom.

The master bedroom is a large dual aspect double room to the rear elevation of the property boasting picturesque countryside views. Bedrooms two and three are smaller double rooms to the front and rear elevation respectively.

The recently refurbished house bathroom benefits from a panelled bath, separate walk-in shower, pedestal wash basin, low flush wc and heated towel rail.



To the outside the property comes with lawned gardens to two aspects and ample off street parking immediately to the rear of the cottage.

LOCATION

The property is situated off the B1222, 3.7 miles from York City Centre, 3.8 mile from York University and 4.2 miles from York Train Station providing an excellent rural location, close to the heart of the City.

SERVICES

Mains Electric and Water. Oil fired central heating and a septic tank. Tenants will contribute towards the emptying and maintenance costs of the septic tank.

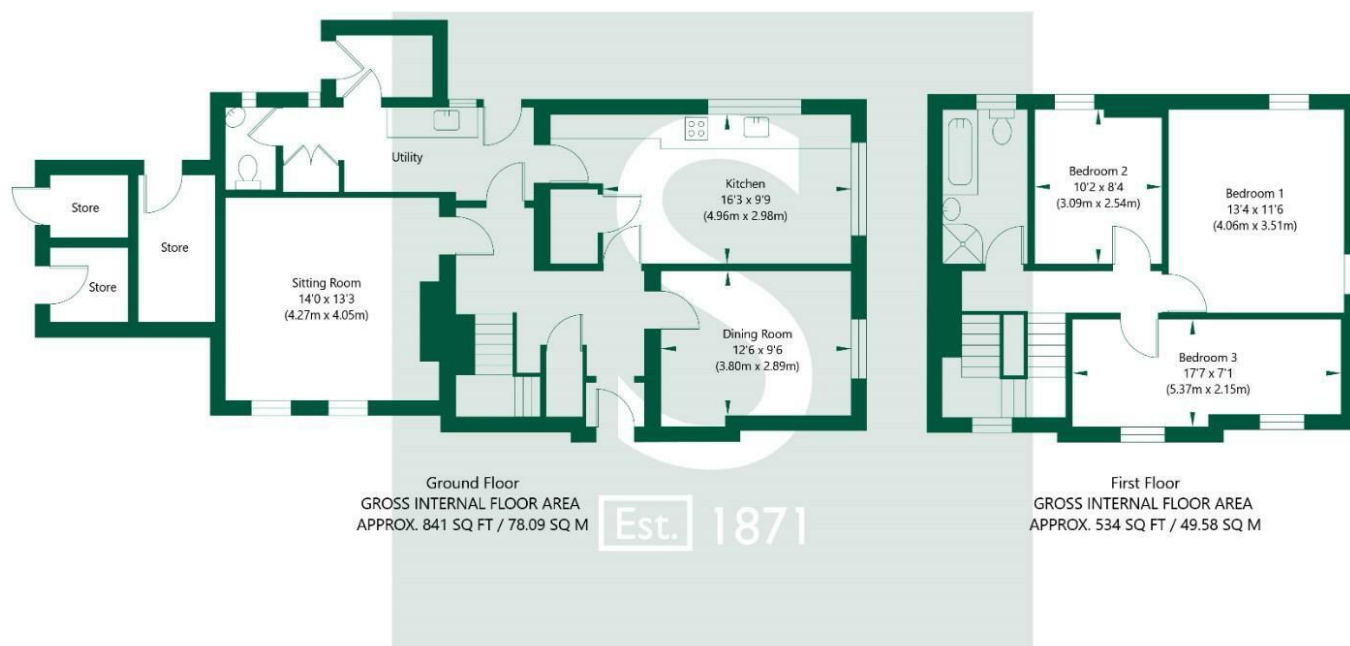
VIEWINGS

Viewings are appointment only strictly via Letting Agent - Stephensons, York - 01904 625533

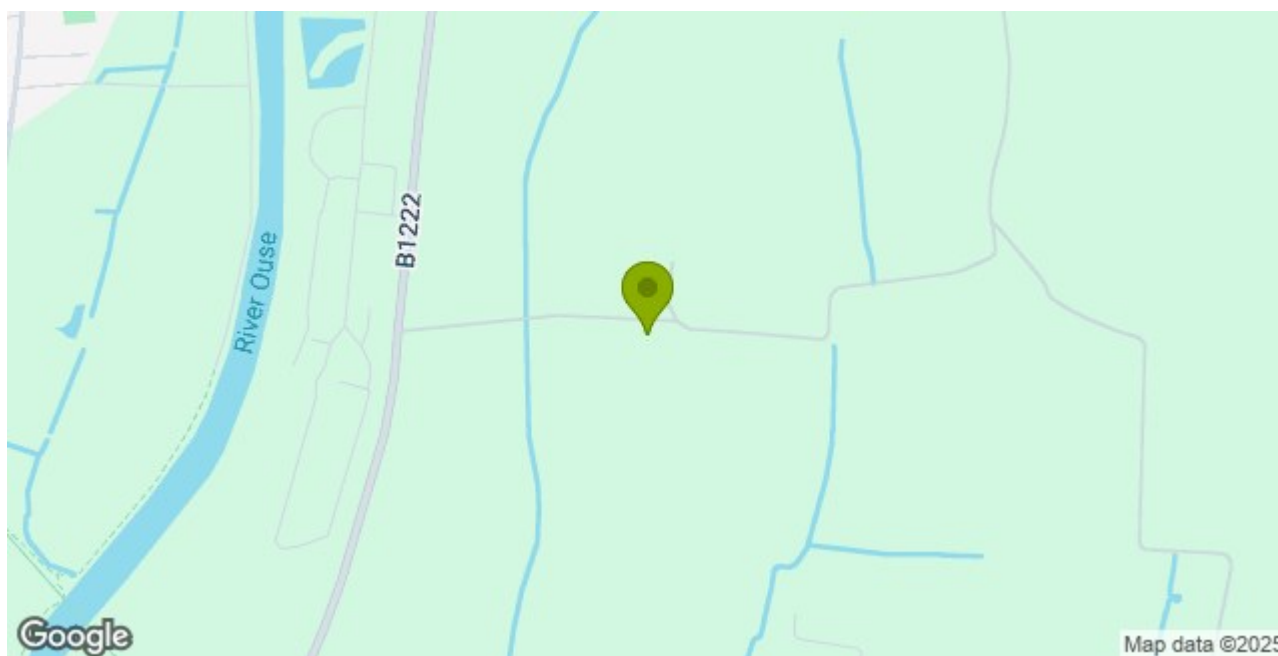
Access is via the B1222 between Fulford and Naburn



Naburn, York, YO19 4RN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1375 SQ FT / 127.67 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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