



Stable Cottage Cartoft Manor | Kirkbymoorside, York

Stable Cottage is a characterful property situated on a working equestrian yard, in a rural location 1.5 miles south east of Kirkbymoorside and its amenities.

- A part-furnished one bedroom period cottage
- Large double bedroom and bathroom
- Rural location 1.5 miles south of Kirkbymoorside
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Open plan kitchen and living room
- Two allocated parking spaces
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Property available March 2024

£495 PCM



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ACCOMMODATION ON THE GROUND FLOOR

OPEN PLAN KITCHEN & LIVING ROOM

21'10" x 15'8" (6.65m x 4.78m)

A dual aspect room with timber framed single glazed windows. Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with chrome taps over, electric cooker and low level fridge (appliances left for tenant use and at the tenant's cost for any repair and replacement), plumbing for a washing machine, and double radiator.

BEDROOM 1

16' x 11'3" (4.88m x 3.43m)

A dual aspect room with timber framed single glazed windows to the side and rear, and double radiator, (bed not included).

BATHROOM

8'8" x 6'4" (2.64m x 1.93m)

A three-piece suite comprising panelled bath with chrome fittings and shower over with glazed screen, pedestal wash hand basin, and low flush wc. Timber framed single glazed window to the rear, extractor fan, and double radiator.

OUTSIDE

Allocated space to park two cars in the main farm yard.



SERVICES

Mains electricity and water. Septic tank drainage shared with the neighbours. Oil-fired central heating, with the oil being metered and charged to the tenant on a monthly basis.

DIRECTIONS

From Malton, proceed to Amotherby before turning right towards Kirkbymoorside. After passing through Little Edstone, Stable Cottage can be found on your left hand side, signposted for Cartoft Manor. Proceed up the driveway and into the main farmyard. Postcode: YO62 6NU.

VIEWING

Strictly by appointment with the Agent. Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band E.

AGENT NOTE

Please note, Stable Cottage is located on a working equestrian yard.



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Malton



VIEWING

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COUNCIL TAX BAND

B

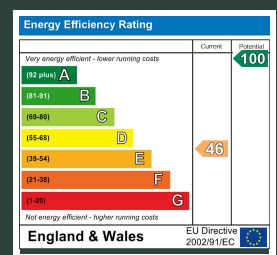
ENERGY PERFORMANCE RATING

E

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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