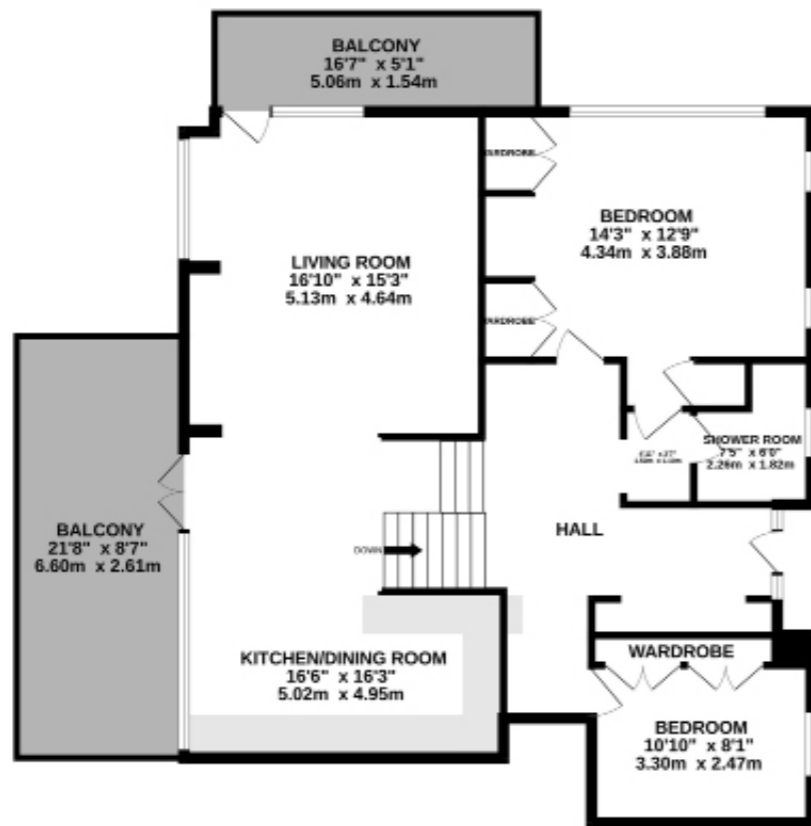


LOWER GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**WEST WING, KIRKBY MEADOWS
JASPER LANE, KIRKBY OVERBLOW, HG3 1RD
£1,750 PCM**

PART/FULLY FURNISHED

A beautifully presented three bedroom property, in the popular village of Kirkby Overblow, with magnificent views of the Wharfe Valley.

The property offers modern accommodation with high quality fixtures and fittings throughout. The property benefits from double glazing and comprises, good sized entrance hall with ceiling hatch and ladders leading to loft space, large living room with fitted storage, wood burning stove and far reaching views, newly fitted kitchen with a range of wall mounted cupboards, base units and drawers, double oven, fridge/freezer and dishwasher, dining area with french doors, leading out to a generous balcony, double bedroom with fitted wardrobes, shower room, single bedroom/office, to the lower ground floor is a further double bedroom with fitted wardrobes and door leading to a sunny terrace and lawned garden, storage cupboard and newly fitted luxury house bathroom with an integrated washing machine.

The property sits within immaculately kept grounds and benefits from two parking spaces, one is in a carport.

3 Bedrooms

1 Reception Room

2 Bathrooms

Available 31st July 2024

£2,019.23 Returnable Bond

No Smokers/Pets

Council Tax: E - £2,778.88



DIRECTIONS - HG3 1RD

From Harrogate take Station Parade A61, continue right onto York Place and take the first exit at the roundabout onto Leeds Road. Continue past Pannal and at the second roundabout take the first exit onto A658 John Metcalf Way. Turn right onto Follifoot Lane. At the T junction turn left onto Barrowby Lane. Turn right onto Jasper Lane.

APPROXIMATE DISTANCES

Harrogate Town Centre	4.5 miles
Wetherby Town Centre	6.3 miles
Railway Station	2.5 miles
Bus Route	1.5 miles
Airport	10.7 miles