



# GARDEN COTTAGE RECTORY LANE

Nunnington, York, YO62 5UU



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Nunnington, York, YO62 5UU

Situated in the sought-after village of Nunnington, on the edge of the Howardian Hills National Landscape, the property enjoys a peaceful rural setting whilst remaining highly accessible. The market towns of Helmsley, Malton, Pickering and Thirsk are all within easy reach, together with the historic cities of York and Ripon. Excellent transport links are provided via the A64 and A1(M), with mainline rail services to London from Malton and York, and international airports at Teesside and Leeds Bradford, making the property well suited to both commuting and exploring the wider region. Helmsley 6.5 miles, York 20 miles, A1(M) 26 miles, Teesside International Airport 42 miles. Please note all distances are approximate.



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Situation and Amenities

Nunnington benefits from a village hall, parish church and popular coffee shop, while a wider range of shopping, leisure and everyday amenities can be found in nearby Helmsley and Malton. The surrounding countryside provides excellent walking and cycling opportunities, with the North York Moors National Park and renowned attractions including the National Trust's Nunnington Hall and Castle Howard close by. A broad range of sporting and recreational facilities are available throughout the area, including golf courses at Malton and Kirkbymoorside, along with gyms and wellness centres. The locality is also well served by highly regarded state and independent schools, including Ampleforth College.

Description

A three-bedroom property offering well-presented accommodation having been refurbished last year, combining character and comfort in an attractive rural setting. The property comprises a welcoming entrance hall which leads into a spacious living room featuring a log burner, and a fitted kitchen together with a separate utility room and downstairs WC. To the first floor, there are three well-proportioned bedrooms including a master bedroom with ensuite, and a family bathroom. Externally, the property benefits from off-street parking, a private lawned garden to the front, and external storage sheds.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Periodic Tenancy at a rental figure of £1750 per calendar month, payable in advance by standing order. In addition, a deposit of £2019 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you need to pay to us a holding deposit equivalent to one weeks’ rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period, you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable requests made by our firm, and if it turns out you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holiday deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for any reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months’ rent due under that tenancy. Where, for whatever, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for why your holiday deposit has not been re-paid within 7 days.

References

The Landlords Agent will take up reference through a referencing Agency. The obtaining of such references is not a guarantee of acceptance.

Insurances

Insurance Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property. Requests for pets will be reasonably considered.

Local Authority and Council Tax

North Yorkshire Council. Council Tax Band F.

Services and Other Information

The property benefits from mains electricity , water and drainage and is served by oil fired central heating. The rent is exclusive of utilities and services.

Viewings

Strictly by appointment with GSC Grays.

Particulars and Photographs

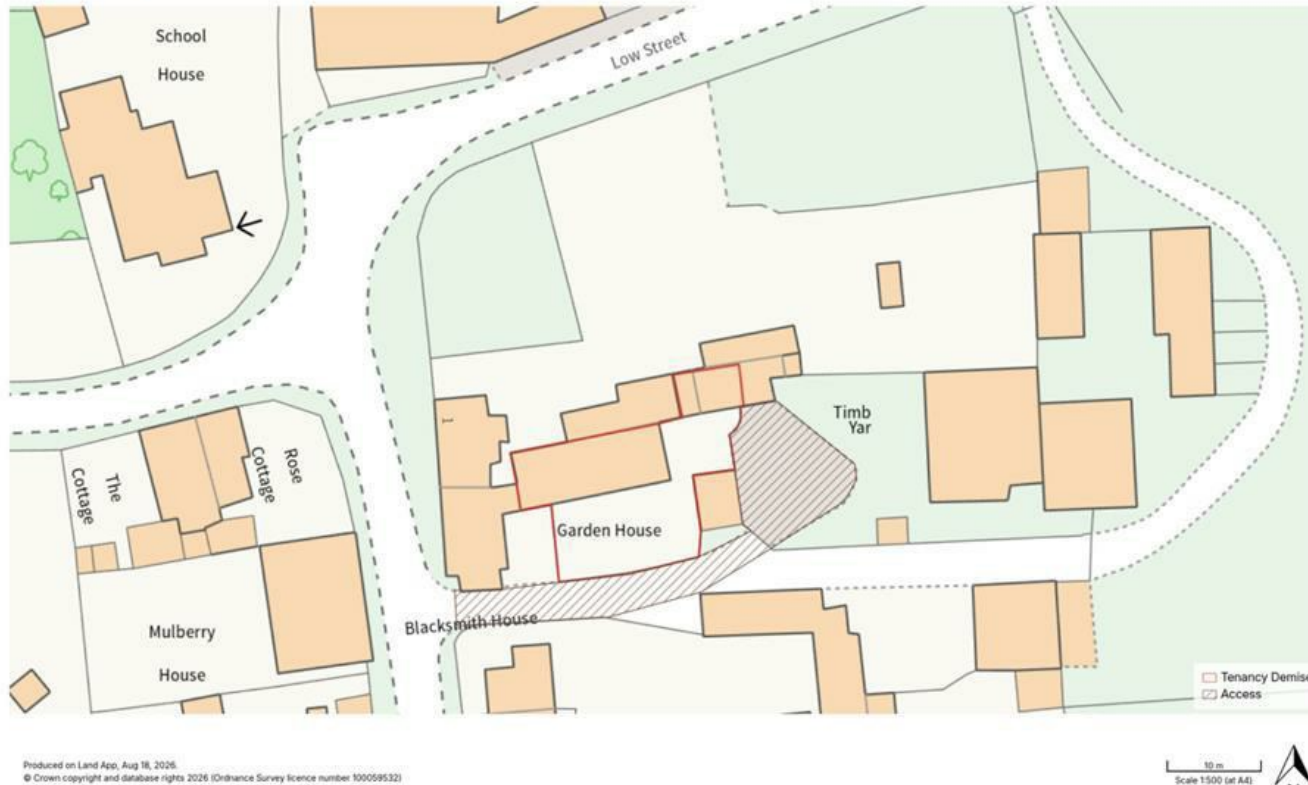
Particulars written August 2026  
Photographs taken August 2026

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      | 76                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.