



**4 COACH HOUSE COTTAGES, PRIORY ESTATE, NUN MONKTON, YORK, YO26 8ES**  
£995 per month

**Carter Jonas**

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## **4 COACH HOUSE COTTAGES, PRIORY ESTATE, NUN MONKTON, YO26 8ES**

- Available February
- Picturesque village location
- Unfurnished
- Two bedrooms
- Council Tax Band C
- EPC Band D
- Pets considered

### **THE PROPERTY**

Available early February, 4 Coach House Cottages is a welcoming two 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, kitchen with a selection of neutral fitted units and an integrated oven and hob with space for a washing machine and fridge as required.

Upstairs there is one double bedroom and one single bedroom along with a bathroom including a shower over the bath and white sanitaryware.

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.

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4 Coach House Cottages is well placed for easy access to a good range of facilities in Boroughbridge with more extensive amenities 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 £1,148 (5 week's rent) at a rental value of £995 per calendar month.

The holding deposit will be £229 (1 week's rent) at a rental value of £995 per calendar month.

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## **ADDITIONAL INFORMATION**

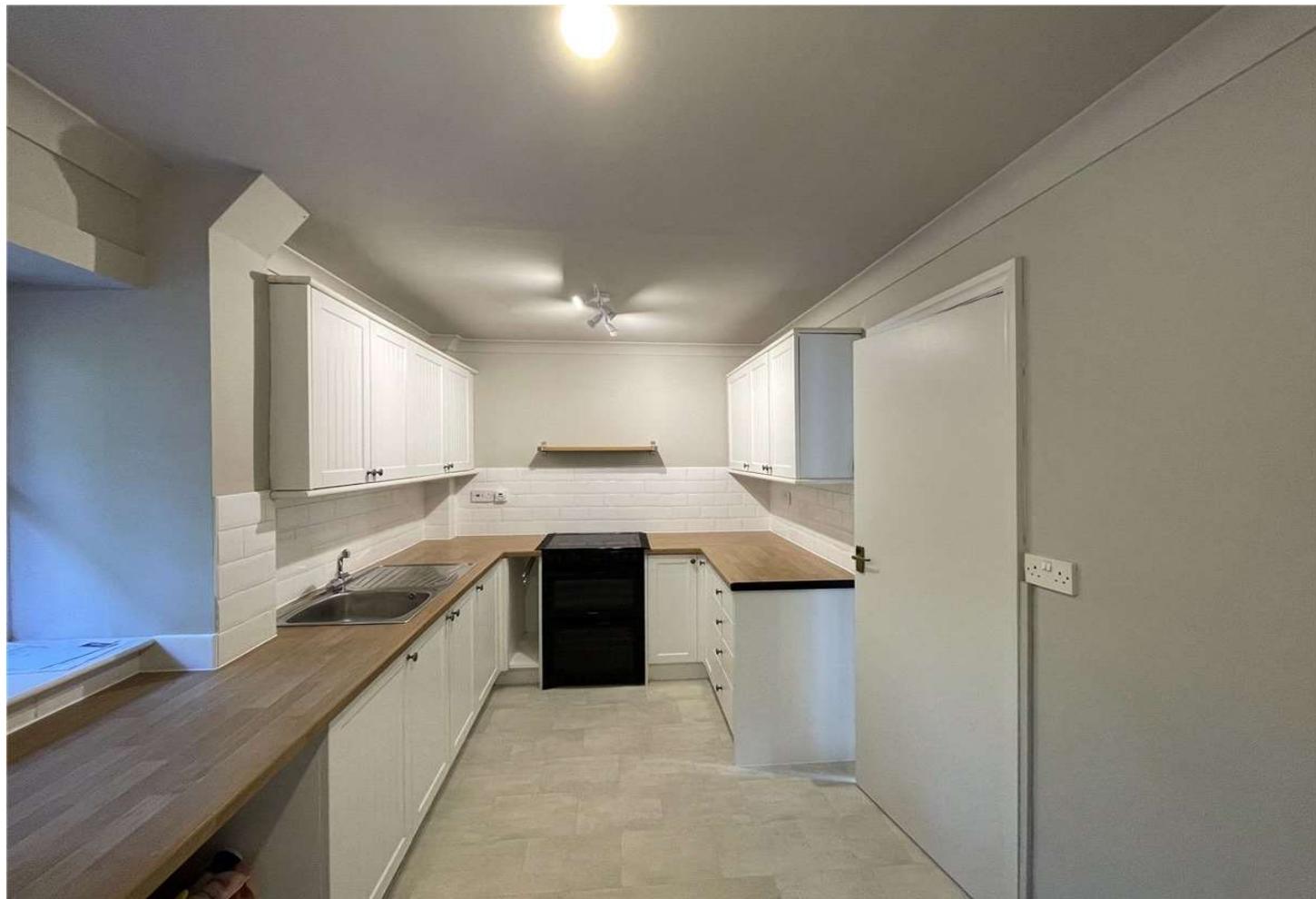
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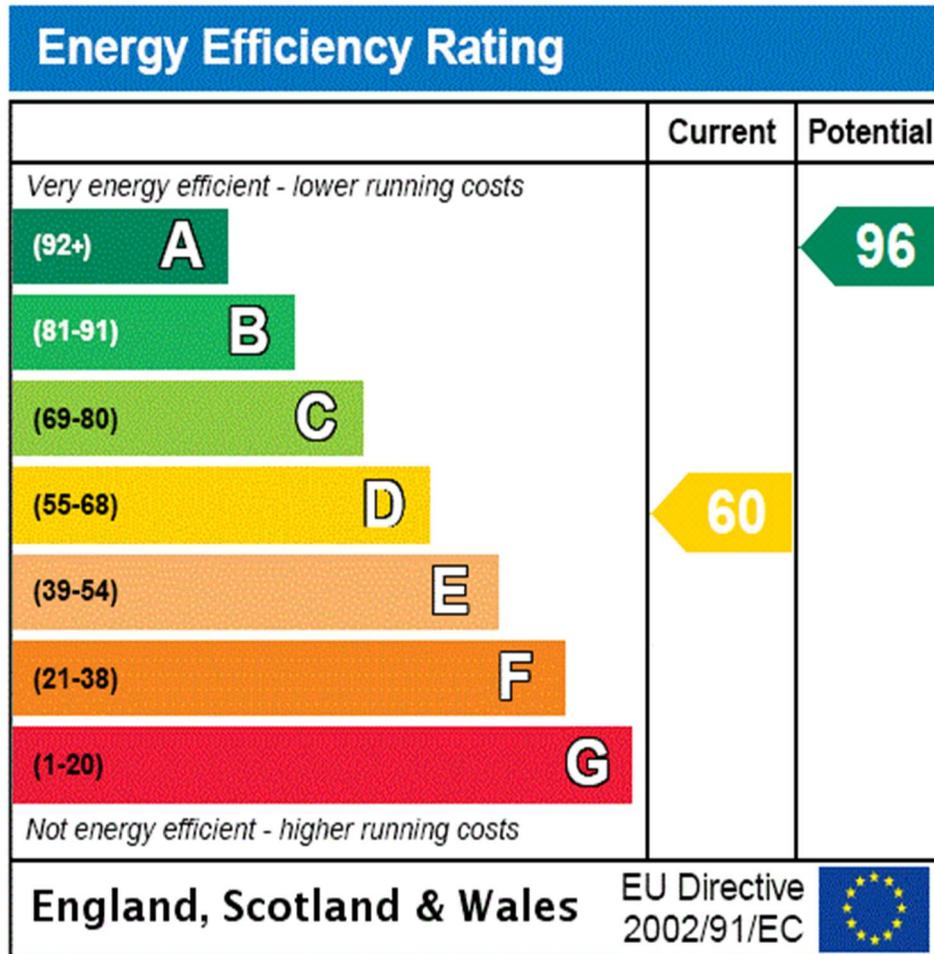
Offers Available for a minimum term of 12 months, longer terms will be considered

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Viewing Strictly by appointment only

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