



**THE OLD ACADEMY, THE GREEN, KIRKLINGTON, DL8 2ND**  
£1,700 per month

**Carter Jonas**

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# THE OLD ACADEMY, THE GREEN, KIRKLINGTON, BEDALE, DL8 2ND

- Available Now
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band F
- Pets Considered

## THE PROPERTY

Available now, The Old Academy is a beautiful three bedroomed, Grade II Listed semi-detached, character property nestled within the heart of the popular village of Kirklington, overlooking the village green.

The Old Academy is a well-presented property, easily accessible to a large selection of amenities in the popular market towns of Bedale which is only 6.5 miles away, Ripon approximately 9 miles, and Thirsk just under 9 miles away making the property ideal for anyone with commuter needs.

The A1(M) is only a short distance away with train stations located in the nearby towns of Thirsk and Northallerton.

This wonderful property briefly comprises a welcoming entrance hallway, a spacious living room benefitting from exposed wooden flooring and a log burning stove, a separate family room with log burning stove and views over the village green, a characterful kitchen comprising a selection of wooden units, integrated oven and hob with a log burning stove, a separate dining area with space for a large family table and a utility room with plumbing in situ for a washing machine and dryer as required.

Also positioned to the ground floor is useful study which could be used as a fourth bedroom, WC and store with access available off the kitchen into the garage.

To the first floor, the primary bedroom is an exceptionally spacious double with a feature fireplace and accompanying en-suite comprising a free-standing shower, basin and WC, one further spacious double bedroom with feature fireplace and a smaller double bedroom with a modern family bathroom suite nearby comprising a free-standing bath, basin, WC and heated towel rail.

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Externally, the front of the property is mainly laid to gravel with established topiary shrubs and hedges, off-road parking for two vehicles and a single garage which can be utilised for storage purposes.

To the rear of the property, there is a large, fully enclosed garden comprising well-established, trees, shrubs and plants.

This well-presented property offers spacious living accommodation, plenty of character and a beautiful village location.

The Old Academy is heated via an oil-fired central heating system with a selection of log burning stoves also situated throughout the ground floor.

Electricity, water and sewerage are all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Please note no white goods will be provided with this property.

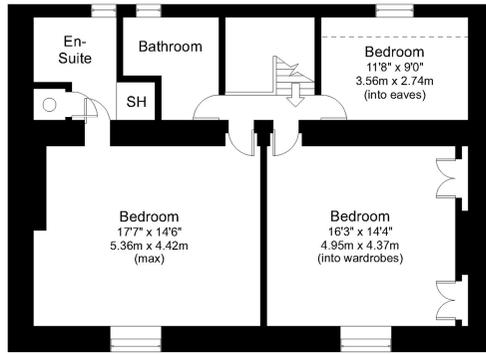
Offered unfurnished.

Pets considered.

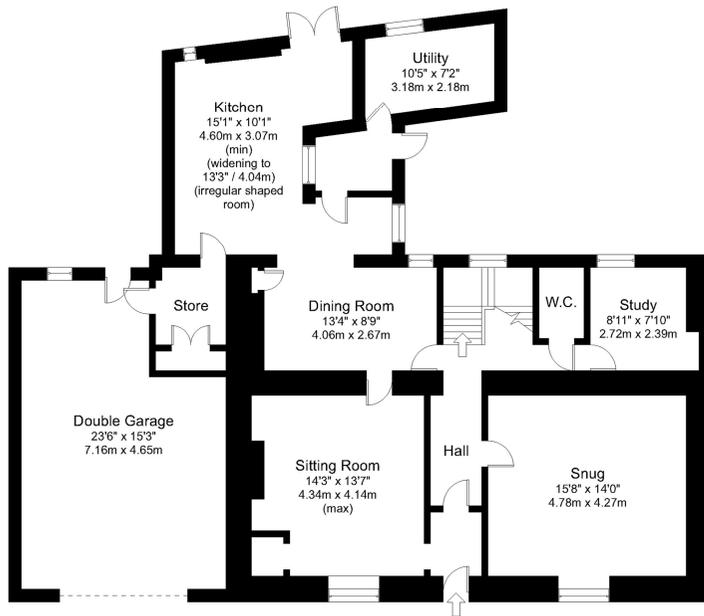
The deposit will be £1,961 (5 week's rent) at a rental value of £1,700 per calendar month.

The holding deposit will be £392 (1 week's rent) at a rental value of £1,700 per calendar month.





First Floor



Ground Floor

Gross internal floor area excluding Double Garage, Store & Eaves (approx.): 178.9 sq m (1,926 sq ft)  
Not to Scale. Copyright © Apex Plans.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data

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