



Kirkby Wharfe Cottages, Kirkby Wharfe, Tadcaster, LS24 9DD

- TWO BEDROOM COTTAGE
- LOG BURNER
- COURTYARD GARDEN
- RURAL LOCATION
- UNFURNISHED
- EPC RATING D / COUNCIL TAX D

£1,100 Per Calendar Month



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DESCRIPTION

Hunters are delighted to offer to the rental market this two bedroom terrace cottage, set within the picturesque grounds of the Grimston Park Estate. This charming home offers the perfect balance of peaceful rural living while still benefiting from excellent access to the A64 and surrounding motorway networks, making it ideal for commuters.

The property has been finished to a high standard throughout and retains a wealth of character features. The accommodation briefly comprises an entrance hallway leading into a modern fully fitted kitchen with stylish white units and ample worktop space. The heart of the home is the impressive L-shaped lounge and dining area, which features exposed timber beams and a feature log burner, creating a warm and inviting living space. There is also a useful storage cupboard.

The property further benefits from a spacious contemporary bathroom fitted with a bath and separate shower cubicle.

Two generous sized double bedrooms, one of which is a particularly spacious master bedroom with period features continued.

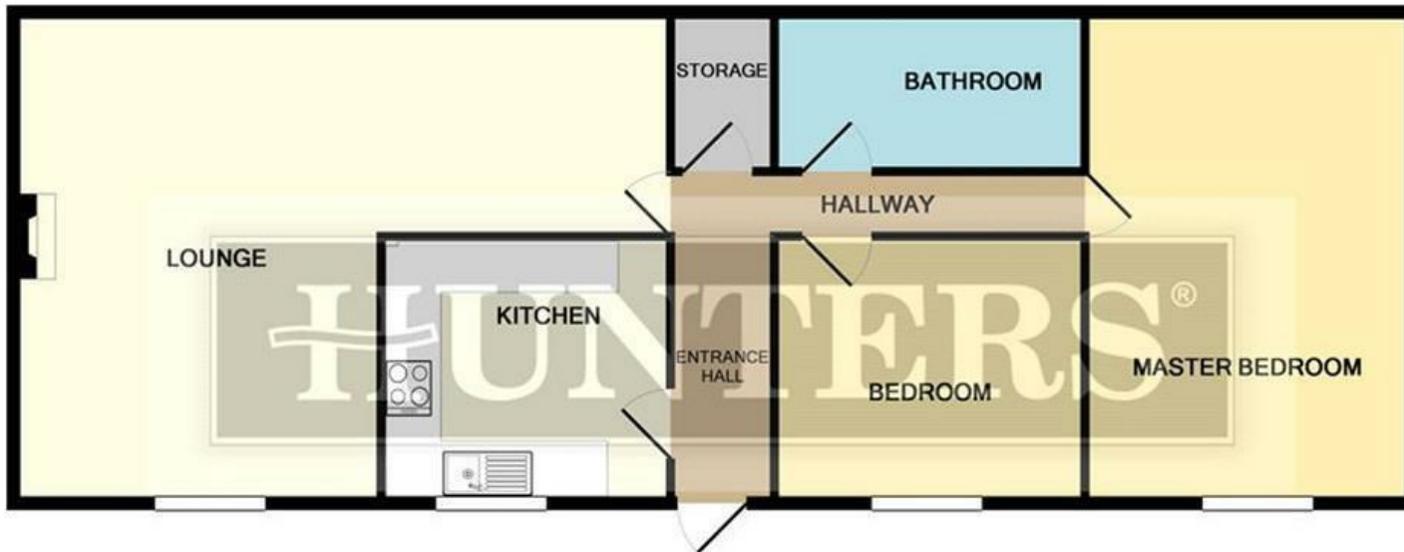
Externally, the property offers a courtyard garden and two allocated parking spaces, providing excellent convenience.

Located close to the popular market town of Tadcaster, the property enjoys easy access to a wide range of local amenities including supermarkets, banks, chemists, and a Post Office, as well as the highly regarded Tadcaster Grammar School.

Offered to the market UNFURNISHED.







TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewings

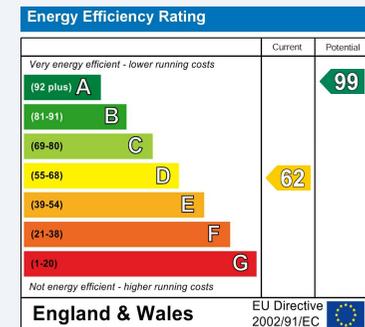
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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