



## Church Farm Moor Monkton, York, North Yorkshire, YO26 8JA

- Conveniently located for the A59 for York, Harrogate and the A1 motorway
- Detached
- Five bedrooms
- Generous garden

**£1,500 Per Calendar Month**

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# Church Farm York

## DESCRIPTION

A five bedroom detached period property set within the village of Moor Monkton having good access to York and Harrogate via the A59.

The accommodation briefly comprises of; Entrance hall, sitting room, dining room, living room, kitchen, utility room, cellar, five good sized bedrooms, family bathroom.

Outside the property is a generous garden with gravelled driveway to the side of the property with space for numerous cars.

The village is conveniently located just off the A59 for both Harrogate and York which offer a great range of shops, restaurants, wine bars, recreational facilities and visitor attractions. The A1 is approximately 6 miles away giving access to the motorway network and fast rail links are available from York.





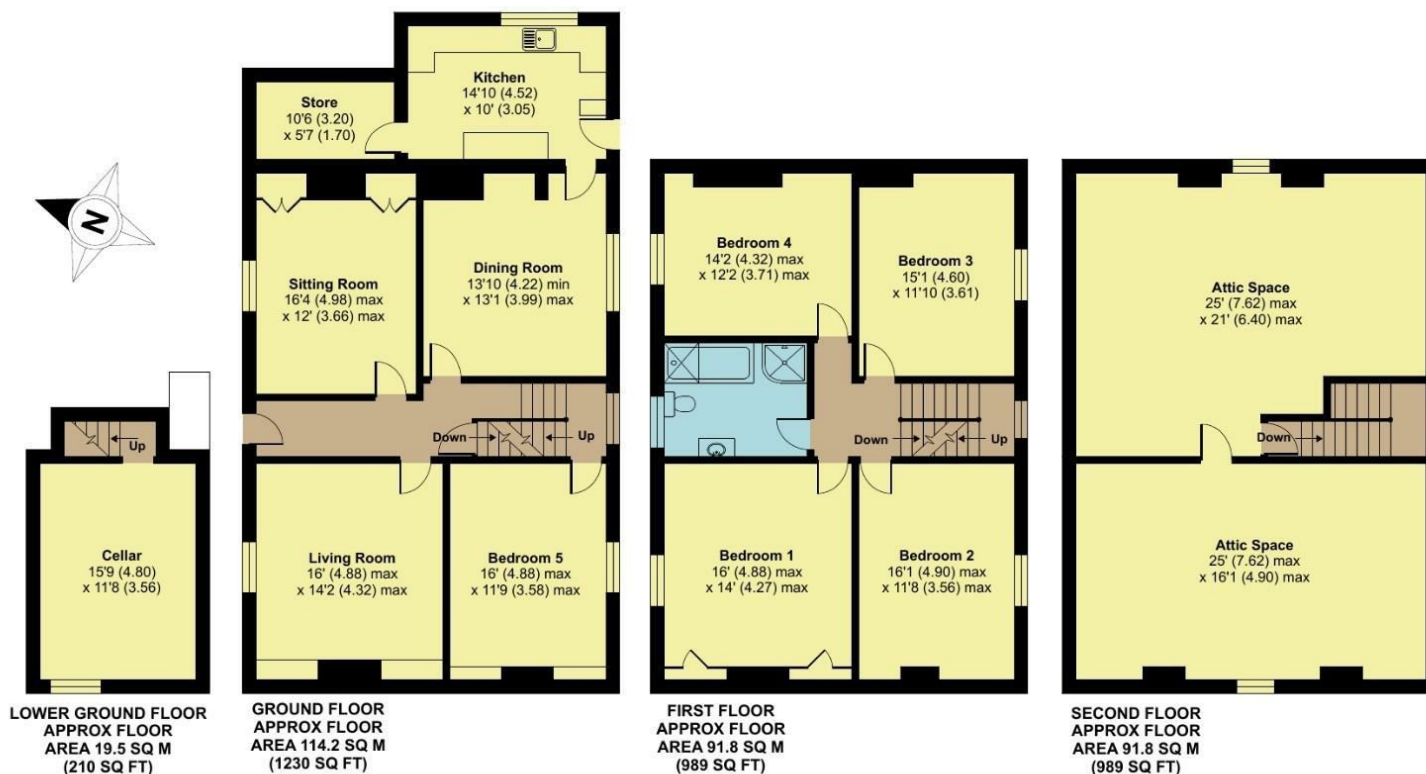




# Church Farm, Moor Monkton, York, YO26

Approximate Area = 3418 sq ft / 317.5 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 871086

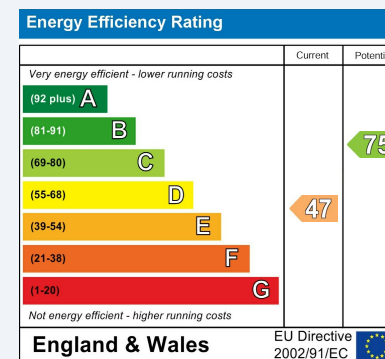
## Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,  
Tel: 01937 588 288 Email:  
wetherby@hunters.com www.hunters.com

## 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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