



Kirkby Wharfe, Tadcaster

- SUPERB LOCATION
- 2 BEDROOM
- OUTBUILDINGS
- EPC BAND E
- PERIOD HOME RENNOVATED
- COTTAGE
- COUNCIL TAX BAND D
- GREAT CONNECTIONS TO YORK AND LEEDS

£995 Per Calendar Month

Tenure:

HUNTERS®
HERE TO GET *you* THERE

Kirkby Wharfe, Tadcaster

DESCRIPTION

Hunters Wetherby is proud to present this 2 bedroom cottage in the sought after Kirkby Wharfe just off the Grimston estate.

The property consists of 2 good size double bedrooms and modernised throughout.

On the ground floor you will find a recently updated kitchen, utility, Bathroom and Lounge.

The kitchen although modernised still has that cottagey feel, this area has an electric hob and oven.

The utility has space for a washer and dryer and the bathroom consists of a shower which is electric, WC and Basin

The lounge is a good sized area where you can sit and relax, the added benefit is the wood burner which when lit will make this room warm with and cosy.

To the first floor you will find the two main bedrooms.

The first is the master bedroom that will with ease fit a king and has a period fireplace, the second is the smaller double room.

Outside you will find an array of outbuilding and large garden with parking.

The added benefit of Kirkby Wharfe is its only a few minutes to the road connections to Leeds and York and nearby the thriving town of Tadcaster.

This property will not stay around for long so book in quick not to miss it.

Rent; £995.00

Deposit; £1148.07

12 Months minimum





Council Tax: C

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

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.

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