



**SMITH'S COTTAGE, RECTORY LANE, NUNNINGTON, YORK, NORTH YORKSHIRE, YO62 5UU**  
£975 per month

**Carter Jonas**



# SMITH'S COTTAGE, RECTORY LANE, NUNNINGTON, YORK, YO62 5UU

- Available Now
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band B
- Pets Considered
- Off Street Parking

## THE PROPERTY

Available now, this lovely stone-built property is set in the picturesque, sought-after village of Nunnington.

Smith's Cottage is a well presented two bedroomed property which boasts space, charm and is easily accessible to amenities in the nearby villages of Hovingham and Ampleforth with the popular market towns of Helmsley and Kirkbymoorside close by.

Arranged over two floors, the property briefly comprises; an entrance hall, sitting room with log burning fire, dining room with a log burning fire, kitchen with plenty of fitted units, access to the utility room further leading onto the house bathroom and boiler room.

The first-floor houses two well-proportioned double bedrooms.

Externally, there is a garden to the side of the property a small store for additional storage and off-road parking.

The buildings to the rear of Smiths Cottage are owned by the same Landlord and an application is currently being considered by Ryedale District Council for replacement with new houses, details may be found on the Council's website.

Nunnington village has a Village Hall with a 'Pop up Pub', Tea Rooms at Low Farm, Nunnington Hall, various Craft Shops with the Church conveniently situated at the southern end of the village.

This well-presented property offers generous living accommodation with a traditional finish whilst benefitting from a semi-rural, village location.

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This property is heated via an oil-fired central heating system.

Electricity and water are both 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).

Offered unfurnished.

Pets considered.

The deposit will be £1,125 (5 week's rent) at a rental value of £975 per calendar month.

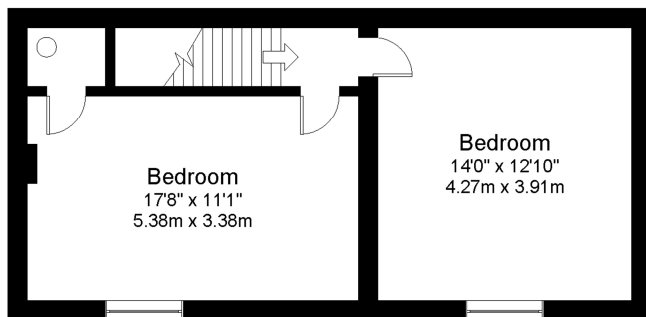
The holding deposit will be £225 (1 week's rent) at a rental value of £975 per calendar month.

**ADDITIONAL INFORMATION**

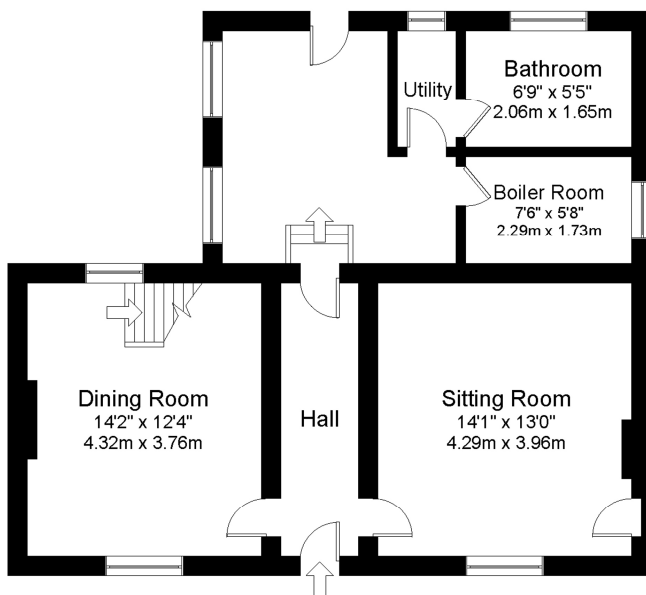
Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only







First Floor



Ground Floor

Gross internal floor area (approx.): 106 sq m (1,141 sq ft)  
Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>42</b>
(39-54) <b>E</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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