



THE OLD ACADEMY, KIRKLINGTON, BEDALE, NORTH YORKSHIRE, DL8 2ND
£1,800 per month

Carter Jonas

THE OLD ACADEMY, 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, 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.

Externally, the front of the property is mainly laid to gravel with established topiary shrubs and hedges, off-road parking for two

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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.

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

Offered unfurnished.

Pets considered.

The deposit will be £2,076 (5 week's rent) at a rental value of £1,800 per calendar month.

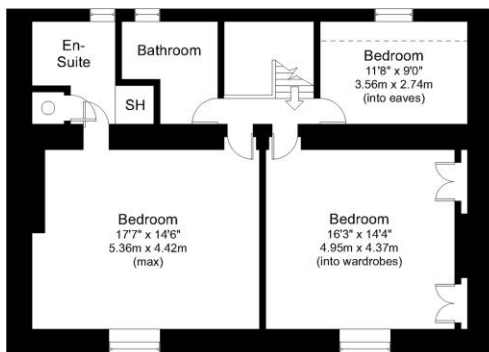
The holding deposit will be £415 (1 week's rent) at a rental value of £1,800 per calendar month.

ADDITIONAL INFORMATION

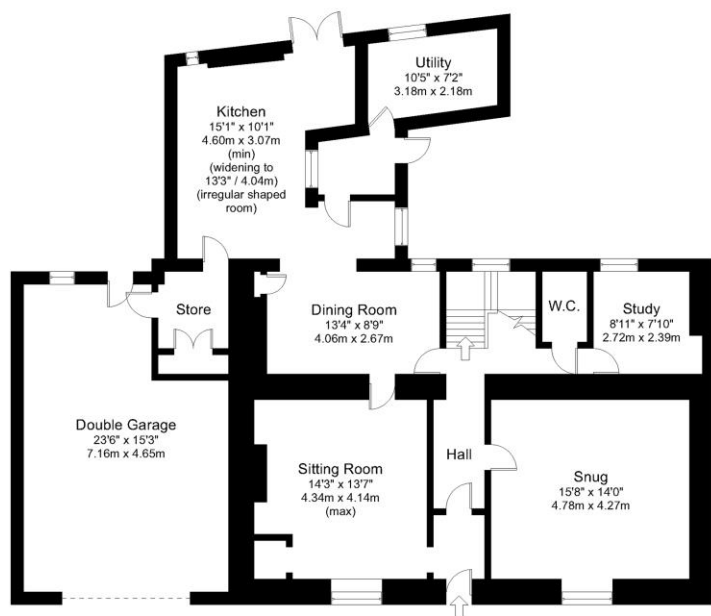
Offers	Available for a minimum term of 12 months, longer terms will be considered
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Viewing	Strictly by appointment only
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First Floor



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+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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