

York

Priestley House
York
North Yorkshire
YO30 7BL

**Blenkin
& Co
LETTINGS**

Forge House, Thixendale, YO17 9TG

**£1,200
Monthly**



Built with accessibility in mind, this four bedroom, dormer bungalow benefits from a large driveway, widened door frames, low level W/Cs and a ground floor bathroom with walk-in shower.

Forge House is entered into via a hallway giving access to most of the ground floor rooms, including the dual aspect reception room, bathroom, bedrooms and kitchen. The spacious kitchen has an integrated oven, as well as dishwasher, and space for a free-standing fridge/freezer. The utility has plumbing for a washing machine, and door leading to a separate W/C. Both the ground floor bedrooms are of a similar size, with windows facing the rear garden.

To the first floor are two bedrooms, each with far-reaching views over the Yorkshire Wolds, and a second bathroom.

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<https://www.city-country-coast.com/>

Features

- Detached Dormer Bungalow
- Driveway Parking and Detached Garage
- Incredible Village Location
- Unfurnished
- Dog-Friendly Property
- Available end of April

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Forge House

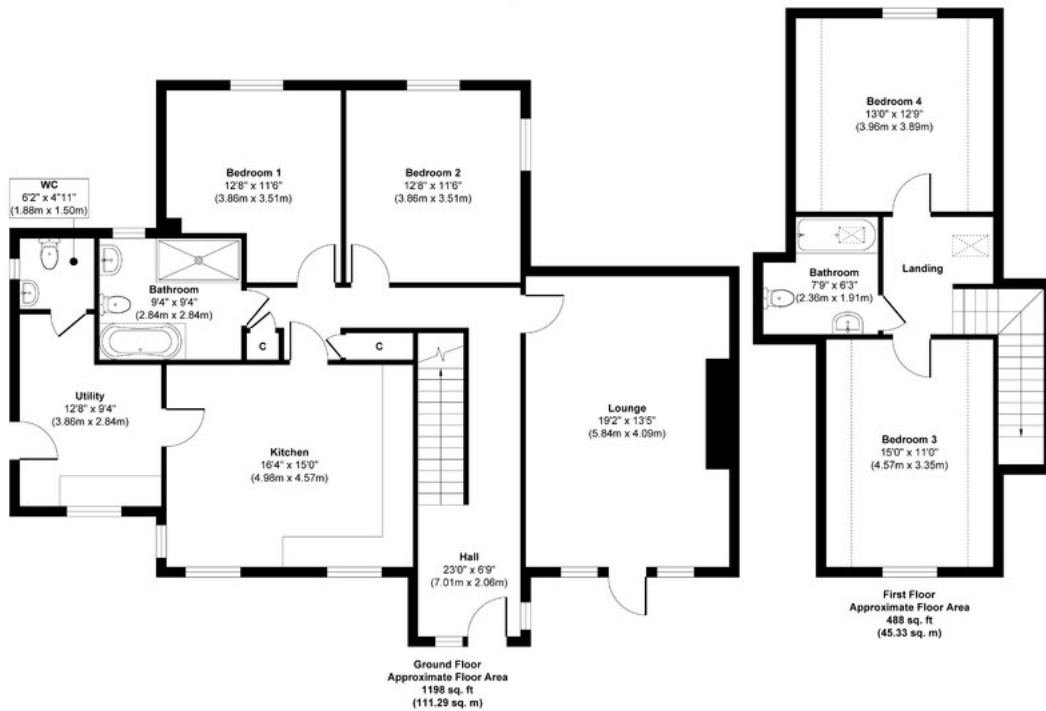


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