

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



**West Wing, Kirkby Meadows Jasper Lane
Kirkby Overblow**

£2,000 Per Month

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented three bedroom property, in the popular village of Kirkby Overblow, with magnificent views of the Wharfe Valley.

3 Bedrooms

1 Reception Room

2 Bathroom

Your text typed here

DIRECTIONS - HG3 1RD

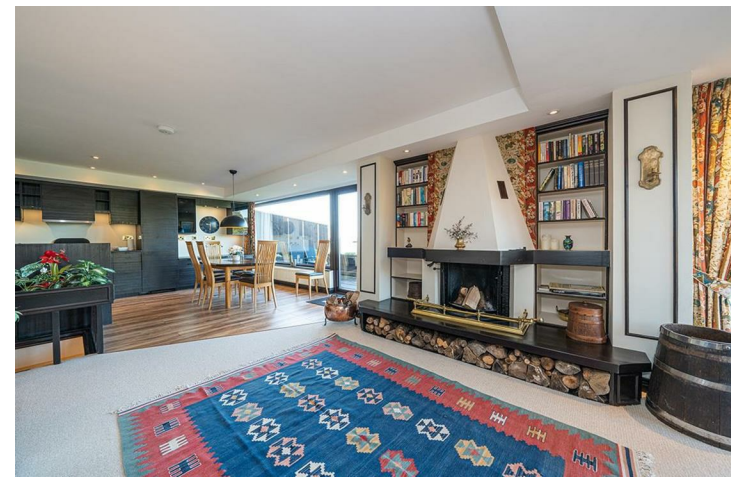
DIRECTIONS - HG3 1RD From Harrogate take Station Parade A61, continue right onto York Place and take the first exit at the roundabout onto Leeds Road. Continue past Pannal and at the second roundabout take the first exit onto A658 John Metcalf Way. Turn right onto Follifoot Lane. At the T junction turn left onto Barrowby Lane. Turn right

COUNCIL TAX

The property has been placed in band E.

TENURE

The tenure of the property is



EPC RATING: D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	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	64	(55-68) D	56
(39-54) E		(39-54) E	65
(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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles