



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, HG3 1RD**

£2,000 PCM

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.

**WEST WING | KIRKBY MEADOWS | JASPER LANE
KIRKBY OVERBLOW | HG3 1RD**

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

Entrance Hall | Living Room | Kitchen | Dining Area

Two Bedrooms | En-suite | House Bathroom

Two Balconies

Available 2th July 2026 | Returnable Bond £2,307.69

Unfurnished | Energy Rating: D | Council Tax: E



The property offers modern accommodation with high quality fixtures and fittings throughout.

The property benefits from double glazing and comprises, good sized entrance hall with ceiling hatch and ladders leading to loft space, large living room with fitted storage, wood burning stove and far reaching views, fitted kitchen with a range of wall mounted cupboards, base units and drawers, double oven, fridge/freezer and dishwasher, dining area with french doors, leading out to a generous balcony, double bedroom with fitted wardrobes, shower room, single bedroom/office, to the lower ground floor is a further double bedroom with fitted wardrobes and door leading to a sunny terrace and lawned garden, storage cupboard and newly fitted luxury house bathroom with an integrated washing machine.

The property sits within well kept grounds and benefits from two parking spaces, one is in a carport.

