



HUGGINS HOUSE, WALSHFORD, WETHERBY, NORTH YORKSHIRE, LS22 5HT
£1,750 per month

Carter Jonas

HUGGINS HOUSE, WALSHFORD, WETHERBY, NORTH YORKSHIRE, LS22 5HT

- Available Now
- Located within the popular hamlet of Walshford
- Pets Considered
- EPC Rating E
- Council Tax Band F
- Oil fired central heating

THE PROPERTY

Situated in the picturesque hamlet of Walshford, Huggins House is a lovely, light and welcoming four bedroomed detached property, located on the edge of the popular Ribston Estate.

This well-presented property offers spacious living accommodation, a beautiful location and would be ideal for anyone with commuter needs.

The accommodation briefly comprises a spacious entrance hall, living room with an open fire, dining room, breakfast kitchen with fitted cabinets and integrated dishwasher, utility room with fixed shelves and storage, four bedrooms, two bathrooms and a small workshop.

Huggins House offers oil fired central heating, ample off-road parking for a number of vehicles, an outbuilding for storage purposes and lawned gardens, which surround the property just off Avenue Road.

Nestled within the popular hamlet of Walshford, this property sits just 5 miles from Wetherby, 9 miles from the spa town of Harrogate, 10 miles from the bustling town of Boroughbridge and 17 miles from the historic City of York.

The nearby town of Harrogate and the City of York offer excellent everyday shopping facilities and are both well known for their restaurants, theatres and numerous historic points of interest.

There is also a good selection of public and private schools in the local area.

Situated in the picturesque hamlet of Walshford, Huggins House is a lovely, light and welcoming four bedroomed detached property, located on the edge of the popular Ribston Estate.



This property offers ample parking, external bathroom, coal store, workshop and store facilities.

Pets considered.

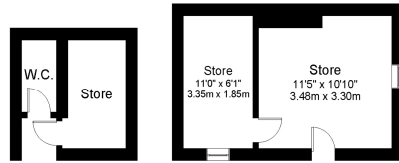
The deposit will be £2,019 (5 weeks' rent) at a rental value of £1,750 per calendar month.

The holding deposit will be £403 (1 weeks' rent) at a rental value of £1,750 per calendar month.

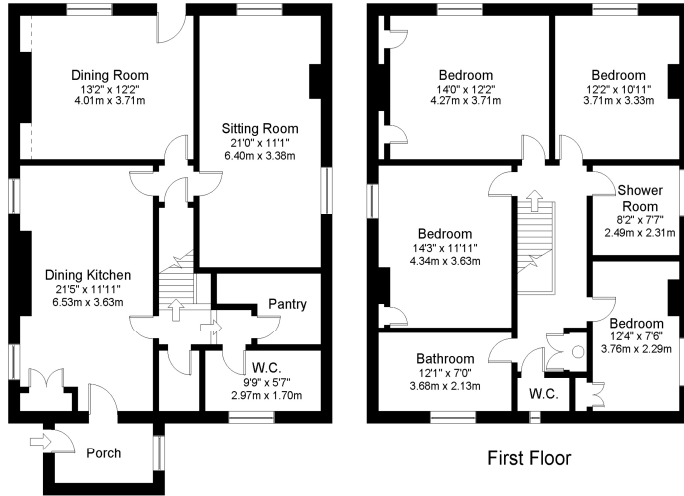
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band F





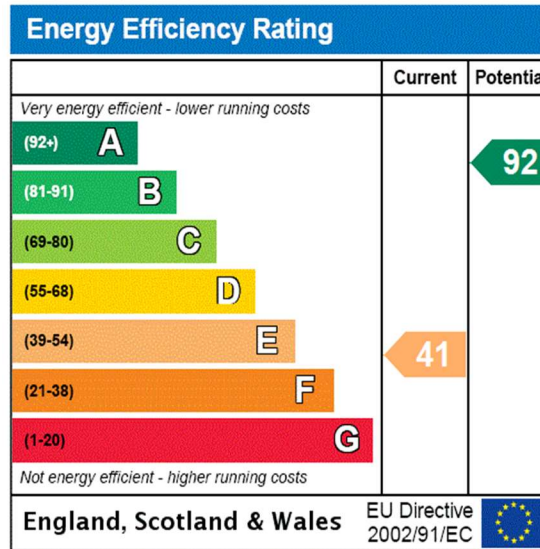
Outbuildings



First Floor

Ground Floor

Gross internal floor area excluding Outbuildings
(approx.): 163.9 sq m (1,764 sq ft)
Not to Scale. Copyright © Apex Plans.



T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX
E: harrogate.rural@carterjonas.co.uk

carterjonas.co.uk
Offices throughout the UK



Classification L2 - Business Data

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.