



**ORCHARD VIEW COTTAGE, HOWE, THIRSK, NORTH YORKSHIRE, YO7 4HU**  
£800 per month

**Carter Jonas**

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# ORCHARD VIEW COTTAGE, HOWE, THIRSK, NORTH YORKSHIRE, YO7 4HU

- Available Now
- Located within the popular hamlet of Howe
- EPC Rating E
- Council Tax Band C
- Oil fired central heating

## THE PROPERTY

Available now, we offer to you Orchard View Cottage, a lovely two bedroomed detached property located in the small, rural Hamlet of Howe and only a short drive away from the bustling market town of Thirsk.

In brief, the ground floor briefly comprises a well-proportioned living room with an open fire, dining room with log burning stove and understairs storage cupboard, fully fitted gally kitchen with plumbing in situ for a washing machine as required and a downstairs WC whilst the first floor offers two naturally bright double bedrooms and a modern walk-in shower room.

Externally Orchard View Cottage benefits from two small outbuildings which can be utilised for storage purposes, open views to the rear with a delightful lawned garden surrounding the property.

Situated within a short distance of Thirsk town centre, this property is ideally located for ease of access to various shops and restaurants and would be ideal for any professionals with commuter needs, as Thirsk and Northallerton train stations are only a short distance away.

The property is also in close proximity to the A1 for ease of wider commuting.

This property sits just under 6 miles from the busy town of Thirsk, 7.5 miles from the City of Ripon, 11 miles from Northallerton and 19 miles out of the spa town of Harrogate.

Available now, we offer to you Orchard View Cottage, a lovely two bedroomed detached property located in the small, rural Hamlet of Howe and only a short drive away from the bustling market town of Thirsk.



The nearby market towns of Thirsk and Northallerton offer excellent everyday shopping facilities and are both well known for their restaurants and shops.

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

The deposit will be £923 (5 week's rent) at a rental value of £800 per calendar month.

The holding deposit will be £184 (1 week's rent) at a rental value of £800 per calendar month.

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## **ADDITIONAL INFORMATION**

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Offers	Available for a minimum term of 6 months, longer terms will be considered
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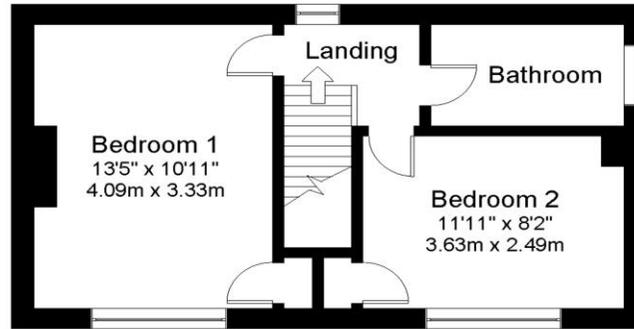
Viewing	Strictly by appointment only
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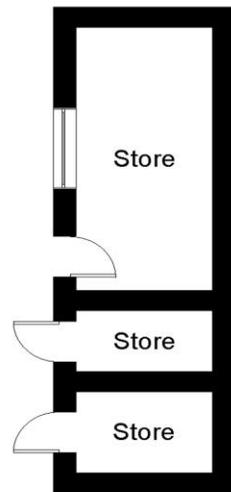
Local Authority	Council Tax Band C
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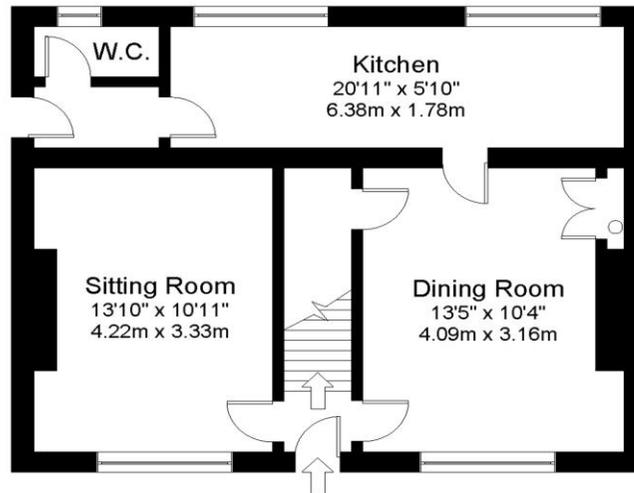




First Floor



Outbuilding



Ground Floor

Gross internal floor area excluding Outbuilding  
(approx.): 84.5 sq m (910 sq ft)

Not to Scale. Copyright © Apex Plans.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>103</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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