



**GARDEN HOUSE, EAST ROUNTON, NORTHALLERTON, NORTH YORKSHIRE, DL6 2LQ**  
£1,700 per month

**Carter Jonas**



# **GARDEN HOUSE, EAST ROUNTON, NORTHALLERTON, DL6 2LQ**

- Available now
- Pets considered
- EPC Rating D
- Council Tax Band D
- Oil fired central heating

## **THE PROPERTY**

Available now, Garden House is a recently refurbished, four bedroomed, detached character property situated in the beautiful village of East Rounton surrounded by fantastic countryside views and within walking distance to local amenities.

Garden House is accessed via a shared track and located approximately 9 miles from Stokesley, 12 miles from the market town of Northallerton, 14 miles from Middlesbrough and benefits from ease of access to nearby motorway links including the A19, A66 and A1 which makes the property ideal for someone with commuter needs whilst benefitting from a private, semi-rural, village location.

To the ground floor, the property briefly comprises a light and welcoming entrance hall with a traditional staircase, a fantastic living room with a log burning stove accompanied by delightful garden views, spacious kitchen dining room area comprising a brand new fully fitted kitchen with neutral units and space for a free-standing cooker with plumbing in situ for a dishwasher as required and a utility room with fitted units, sink and plumbing available for a washing machine and tumble dryer.

Also situated to the ground floor is a spacious double bedroom with a modern ensuite comprising a walk in shower, white sanitaryware and heated towel rail, separate office perfect for homeworking and large WC.

To the first floor, there are three further, naturally bright double bedrooms all boasting character with their feature fireplaces and benefitting from garden views with a modern family bathroom suite situated off the half landing area which comprises a bath with a shower over, white sanitaryware and a heated towel rail.

Available now, Garden House is a recently refurbished, four bedroomed, detached character property situated in the beautiful village of East Rounton surrounded by fantastic countryside views and within walking distance to local amenities.





The Garden House offers oil fired central heating, a gravelled driveway with ample parking, an extensive, well-maintained south-facing garden situated to the rear with established borders and a large outbuilding which can be utilised for storage purposes.

There is a fantastic selection of amenities in the local area and within walking distance including Roots Farm Shop & Café and Dark Star Plants. The award-winning Old Joiners Shop Coffee & Kitchen and The Bluebell Inn which hosts the Cricket, Darts & Dominoes teams are located in the nearby village of Ingleby Arncliffe and are within 3.5 miles of the Garden House.

The market town of Northallerton, nearby town of Stokesley and large market town of Darlington all offer excellent everyday shopping facilities and are all well known for their restaurants, theatres and various historic points of interest.

Offered unfurnished.

Pets considered.

The deposit will be £1,961 (5 week's rent) at a rental value of £1,700 per calendar month.

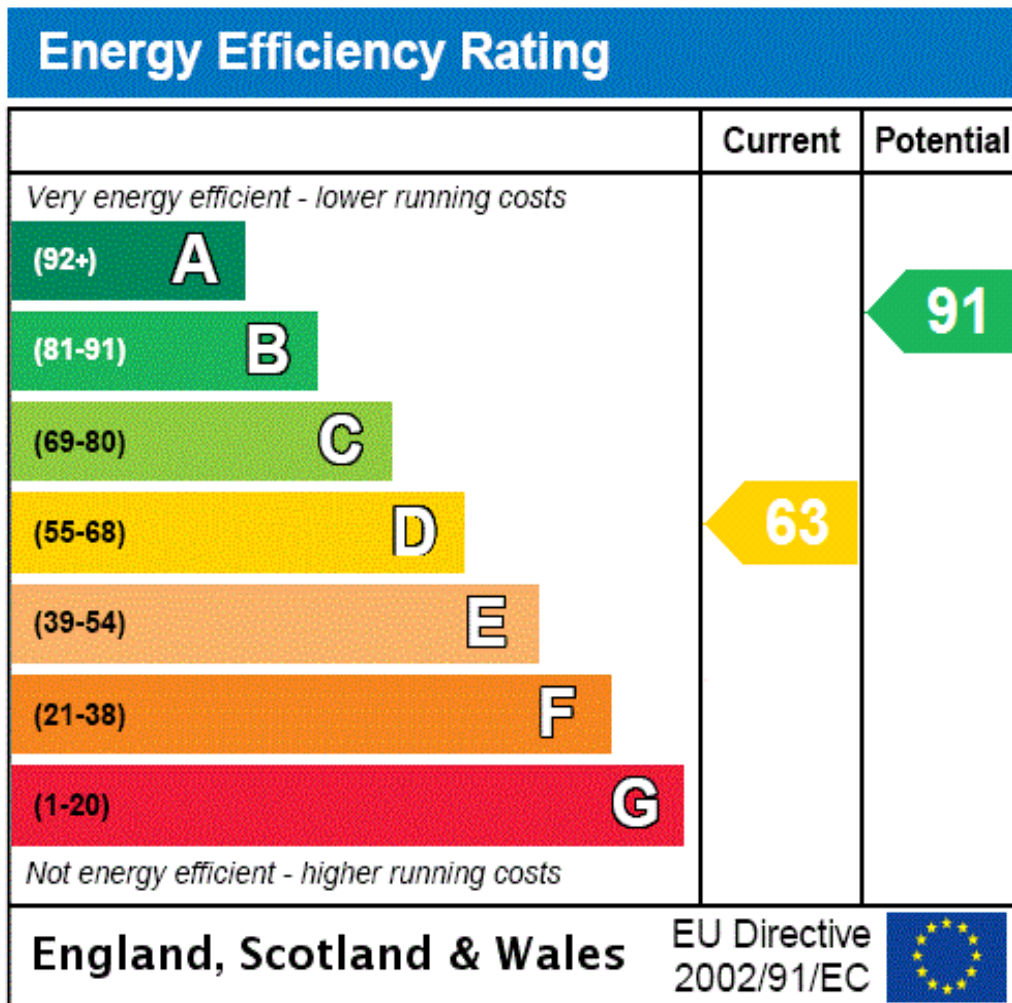
The holding deposit will be £392 (1 week's rent) at a rental value of £1,700 per calendar month.

**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 D







T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.