



9 THE GREEN, THORP ARCH, WETHERBY. WEST YORKSHIRE, LS23 7AB
£2,000 per month

Carter Jonas

9 THE GREEN, THORP ARCH, WETHERBY, WEST YORKSHIRE LS23 7AB

- Available Now
- Gas Central Heating
- EPC Rating D
- Council Tax Band D
- Pets Considered
- Off Street Parking

THE PROPERTY

Available now, we offer to you 9 The Green, a delightful and recently modernised three bedroomed stone-built, semi-detached family home situated in the sought-after village of Thorp Arch and located only a short walk away from excellent amenities in the nearby village of Boston Spa.

In brief, the property is accessed via a welcoming entrance hall with solid wooden floors leading into a naturally bright living room comprising a feature log burning stove with views over the village green and further leads though into a characterful family kitchen dining room area which comprises a bespoke high quality kitchen including granite worktops, Belfast sink, integrated dishwasher, hob and oven with plenty of room for a dining room table.

Just off the kitchen, there is a spacious family room offering further living space, downstairs WC, small study, and a spacious utility room with plumbing in situ for a washing machine as required and a door providing further access into the rear courtyard.

Upstairs there are three well-proportioned double bedrooms; one large primary bedroom with en-suite shower facilities and a spacious dressing room with two further double bedrooms both offering plenty of natural light and space with a family bathroom comprising a freestanding roll top bath and shower cubicle.

To the rear of the property there is a large communal courtyard which is shared with the adjoining cottage and provides ample off-street parking, access to a large garden and a separate outbuilding for storage purposes.

Available now, we offer to you 9 The Green, a delightful and recently modernised three bedroomed stone-built, semi-detached family home situated in the sought-after village of Thorp Arch.



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

The nearby market towns of Boston Spa, Wetherby and spa town of Harrogate all offer excellent everyday shopping facilities and are all very much known for their restaurants, theatres and numerous historic points of interest.

Please note that the large garden to the rear of this property is available under a licence agreement as required.

Offered with gas fired central heating and double-glazed windows.

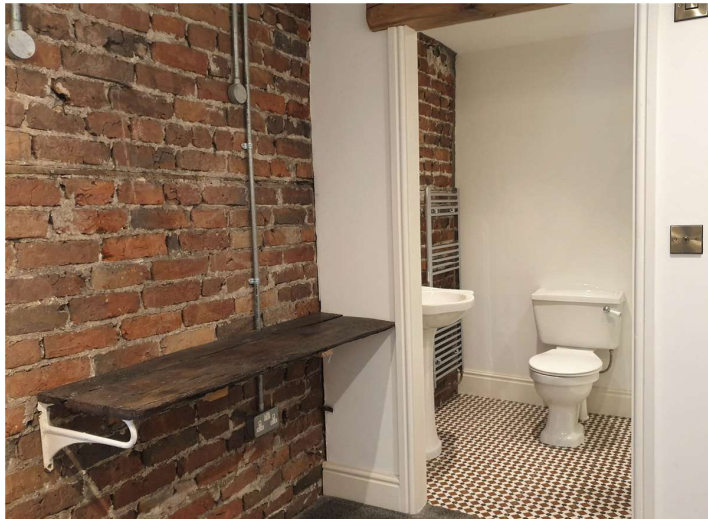
Pets considered.

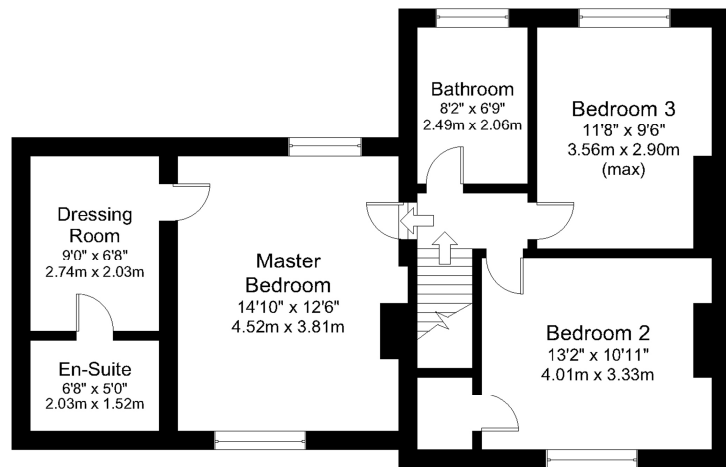
The deposit will be £2,307 (5 week's rent) at a rental value of £2,000 per calendar month.

The holding deposit will be £461 (1 week's rent) at a rental value of £2,000 per calendar month.

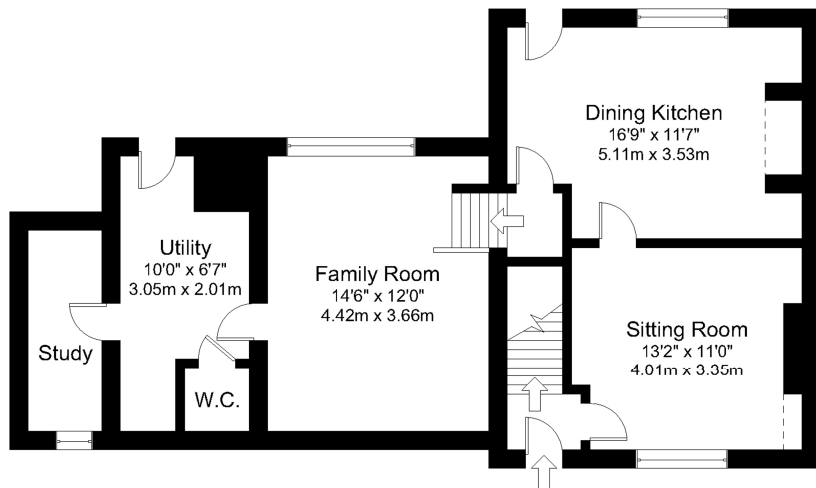
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only





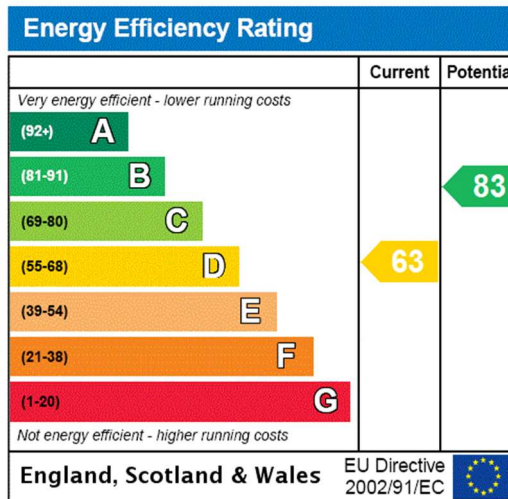
First Floor



Ground Floor

Gross internal floor area (approx.): 132 sq m (1,421 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



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.