



ORCHARD COTTAGE, LITTLETHORPE, RIPON, NORTH YORKSHIRE, HG4 3LW
£725 per month

Carter Jonas

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- Available October
- Air Source Heat Pump Heating System
- EPC Rating E
- Council Tax Band A
- Pets Considered

THE PROPERTY

Available early October, we offer to you Orchard Cottage, a lovely one bedroomed cottage situated in the sought-after village of Littlethorpe.

In brief, the ground floor comprises a well-proportioned reception room with a working log burning fire and large storage cupboard, a neutral fully fitted kitchen with integrated oven and hob and space for a washing machine as required.

Upstairs the property comprises of one spacious double bedroom and a bathroom suite with a shower over the bath and a further storage cupboard on the landing area.

Externally, there is a small walled garden to the front of the property with a fully enclosed garden to the rear.

Orchard Cottage sits just over 2 miles from the City of Ripon, 7 miles from the busy town of Boroughbridge, 12 miles from Knaresborough and 12 miles out of the spa town of Harrogate.

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

The property is heated via an air source heat pump.

Pets considered.

The deposit will be £836 (5 week's rent) at a rental value of £725 per calendar month.

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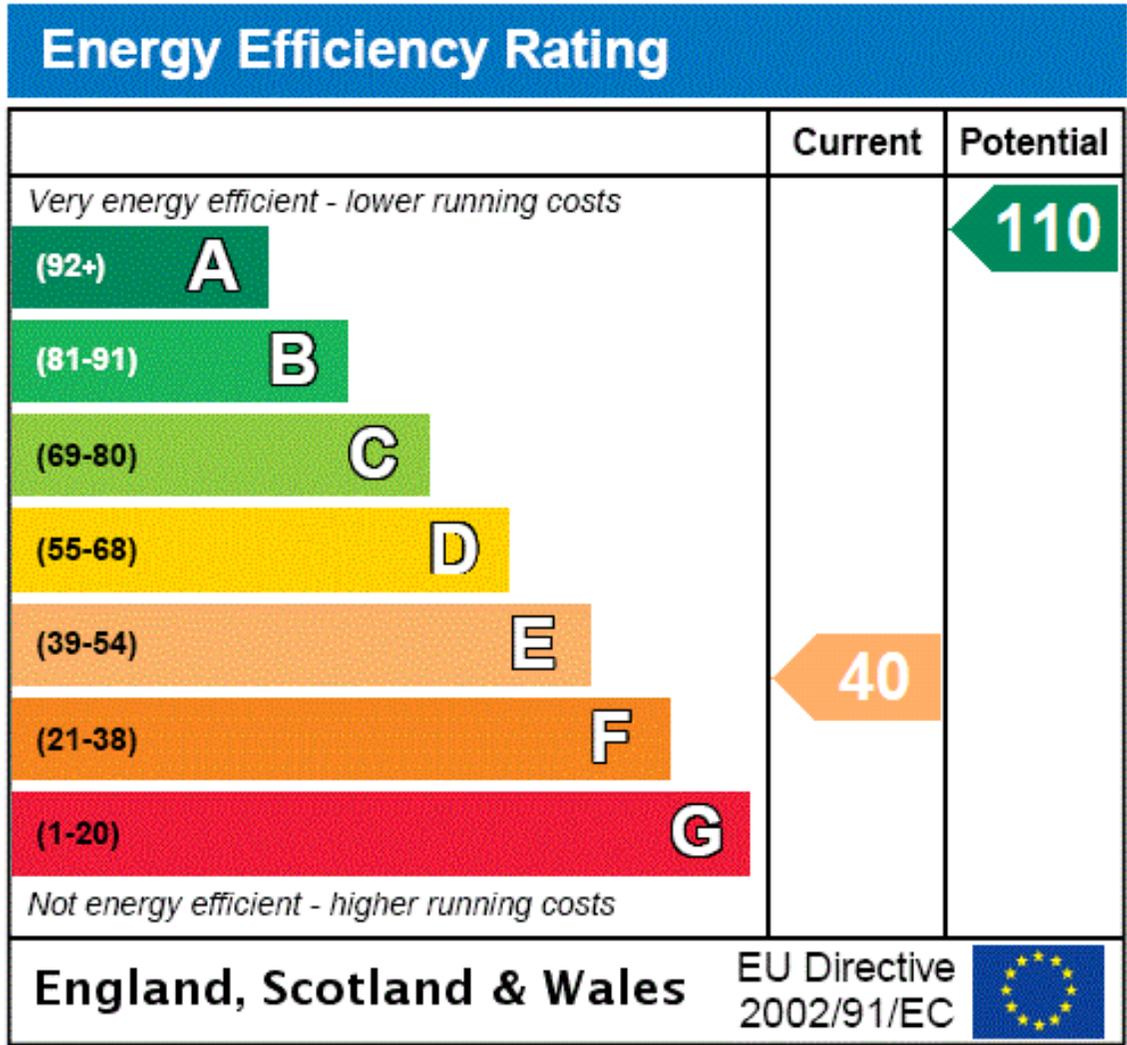
The holding deposit will be £167 (1 week's rent) at a rental value of £725 per calendar month.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months, longer terms will be considered

Viewing Strictly by appointment only





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IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.