



**THE GRANARY, HOB GREEN ESTATE, MARKINGTON, HARROGATE, HG3 3PJ**  
£925 per month

**Carter Jonas**



# THE GRANARY, MARKINGTON, HARROGATE, NORTH YORKSHIRE, HG3 3PJ

- Available Immediately
- Broadband Included
- LPG Heating
- EPC Rating E
- Council Tax Band B
- Pets Considered

## THE PROPERTY

Available now, The Granary is a charming two bedroomed, stone built character cottage, situated within the private grounds of the Hob Green Estate making this property perfect for someone with commuter needs whilst benefitting from a private, semi-rural location with stunning countryside views.

The ground floor briefly comprises a living room boasting natural light with a feature log effect fire and fantastic countryside views, a well-proportioned kitchen provides plenty of fitted units with space for a dining table as required, electric oven, hob and washing machine with space for an under counter fridge as required. Also located on the ground floor is a separate W/C and useful storage cupboard.

Upstairs the property boasts one spacious double bedroom with large storage cupboard and one single bedroom with fitted wardrobes and a recently refurbished bathroom suite including a bath with shower over and white sanitaryware.

Externally, the Granary benefits from a shared, well maintained garden conveniently positioned to the rear of the property.

Markington is serviced by a wide selection of transport links with the A61 providing access to Harrogate and Leeds, Harrogate railway station is only 7 miles away and provides direct rail access to York, Leeds and then onto the national rail network.

From the A61, the Harrogate & District 36 bus offers a regular service between Ripon and Leeds via Harrogate.

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There are also a large variety of highly regarded public and private schools in the local area.

The nearby cathedral City of Ripon and spa 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 supplied with super-fast broadband, the cost of which is included within the rent.

Offered unfurnished.

Pets considered.

The deposit will be £1,067 (5 week's rent) at a rental value of £925 per calendar month.

The holding deposit will be £213 (1 week's rent) at a rental value of £925 per calendar month.

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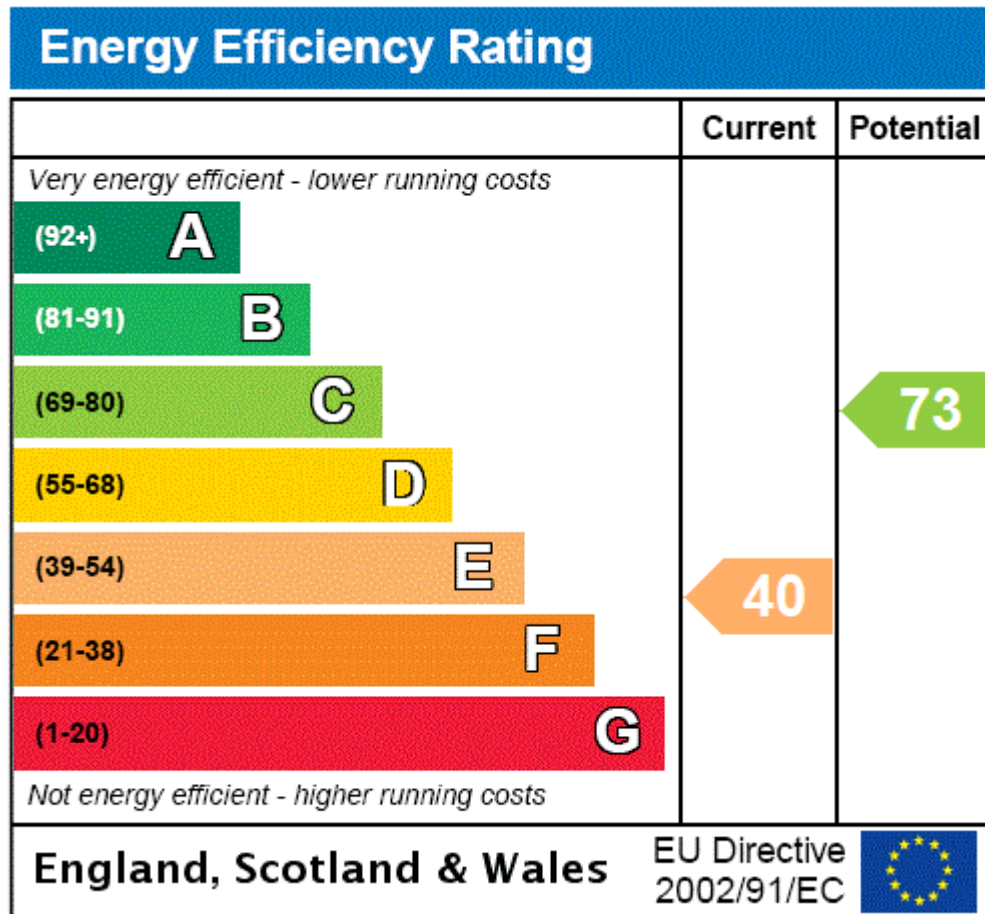
## ADDITIONAL INFORMATION

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

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**T: 01423 523423**

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

E: harrogate.rural@carterjonas.co.uk



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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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