



**13 CANA LANE, MARTON LE MOOR, RIPON, NORTH YORKSHIRE, HG4 5BT**  
£895 per month

**Carter Jonas**



# 13 CANA LANE, MARTON LE MOOR, RIPON, NORTH YORKSHIRE, HG4 5BT

- Available March
- Pets considered
- EPC rating D
- Oil fired central heating
- Council tax band B

## THE PROPERTY

Available March, we offer to you 13 Cana Lane, a lovely two bedroomed, semi-detached property located in the sought-after village of Marton-Le-Moor which forms part of the delightful Newby Hall Estate.

In brief, the ground floor briefly comprises of a well-proportioned reception room with an open feature fireplace and understairs storage cupboard, fully fitted kitchen-dining room area with plumbing in situ for a washing machine as required and a door leading out into the fully enclosed garden with beautiful far-reaching views of open countryside.

Upstairs the property comprises of two double bedrooms with an accompanying family bathroom including a shower over the bath.

Externally, 13 Cana Lane offers a fully enclosed garden to the rear, off road parking for a number of vehicles and three small outbuildings which can be utilised for storage purposes.

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

This property sits just under 4 miles from the busy town of Boroughbridge, 5 miles from the City of Ripon, 11 miles from Knaresborough, 15 miles out of the spa town of Harrogate and 23 miles from York City Centre. Easily accessible to schooling nearby with Ripon Grammar School only a short distance away.

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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.

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

Pets considered.

Offered unfurnished.

The deposit will be £1,032 (5 week's rent) at a rental value of £895 per calendar month.

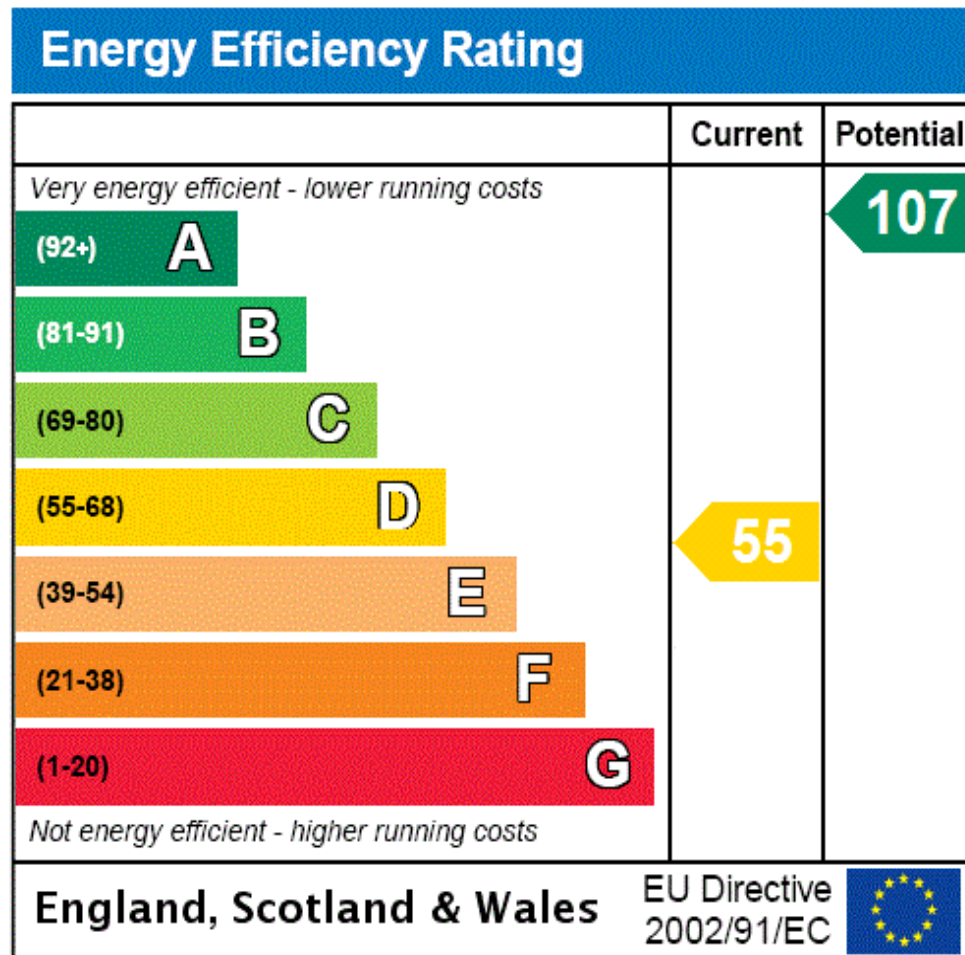
The holding deposit will be £206 (1 week's rent) at a rental value of £895 per calendar month.

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 B







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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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