



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

£1,750 per month

Carter Jonas

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

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

THE PROPERTY

Available November, 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 November, 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 £2,019 (5 week's rent) at a rental value of £1,750 per calendar month.

The holding deposit will be £403 (1 week's rent) at a rental value of £1,750 per calendar month.

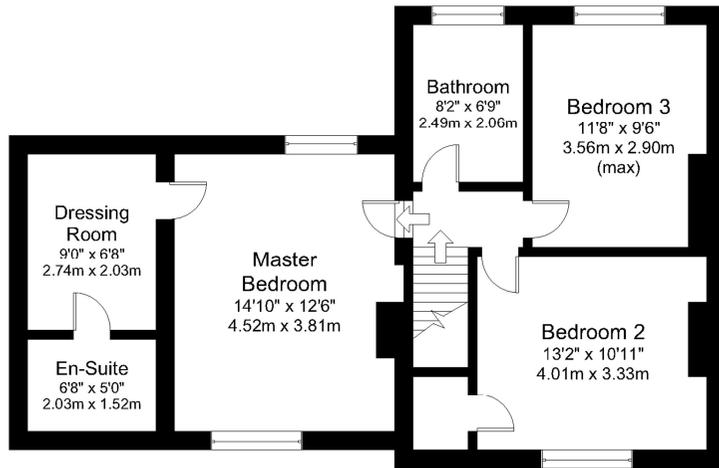
ADDITIONAL INFORMATION

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

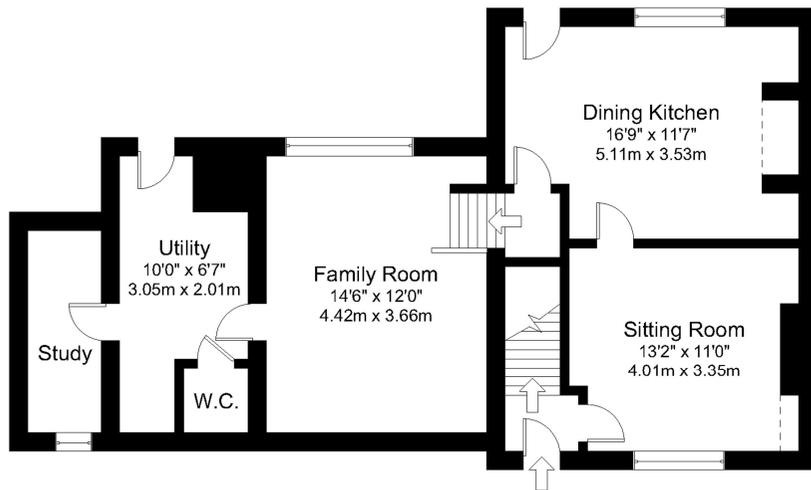
Viewing Strictly by appointment only

Local Authority Council Tax Band D





First Floor



Ground Floor

Gross internal floor area (approx.): 132 sq m (1,421 sq ft)
Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.