



**MOAT EDGE, ARNCLIFFE HALL, INGLEBY ARNCLIFFE, NORTHALLERTON, DL6 3PA**  
£700 per month

**Carter Jonas**



# MOAT EDGE, ARNCLIFFE HALL, INGLEBY ARNCLIFFE, DL6 3PA

- Available Now
- EPC Rating C
- Council Tax Band A
- Communal Central Heating System

## THE PROPERTY

Available now, Moat Edge is a delightful, one bedroomed apartment situated on the lower ground floor within Arncliffe Hall and conveniently situated on the edge of the delightful village of Ingleby Arncliffe.

Moat Edge is accessed via a private road and located just 8 miles from Stokesley, 9 miles from the market town of Northallerton, 15 miles from Middlesbrough and benefits from ease of access to nearby motorway links including the A19, A66 and A1 which makes the property ideal for someone with commuter needs whilst benefitting from a private, semi-rural location.

Northallerton train station is also situated only 9 miles away from Moat Edge.

This wonderful apartment is accessed off a communal hallway within Arncliffe Hall and briefly comprises a naturally bright kitchen, living, dining room area which includes a fully fitted kitchen with neutral units, hanging pendant lighting with space for a free-standing cooker, fridge-freezer, washing machine and dishwasher as required.

There is one spacious double bedroom with a modern shower suite positioned near the entrance hallway.

Moat Edge is serviced by a septic tank for sewage and heated via a community heating scheme with electric radiators situated throughout the apartment as a secondary form of heating.

Please note the use of the mains water supply and Starlink internet is included within the rental figure specified. Electricity will be charged by the landlord on a monthly basis as per the sub-meter readings.

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There is a fantastic selection of amenities in the local area including the award-winning Old Joiners Shop Coffee & Kitchen and The Bluebell Inn which hosts the Cricket, Darts & Dominoes teams. Roots Farm Shop & Café and Dark Star Plants can be reached via the bridleway and are both within 5 miles of this delightful cottage.

The market town of Northallerton, nearby town of Stokesley and large market town of Darlington all offer excellent everyday shopping facilities and are all well known for their restaurants, theatres and various historic points of interest.

Offered unfurnished.

The deposit will be £807 (5 week's rent) at a rental value of £700 per calendar month.

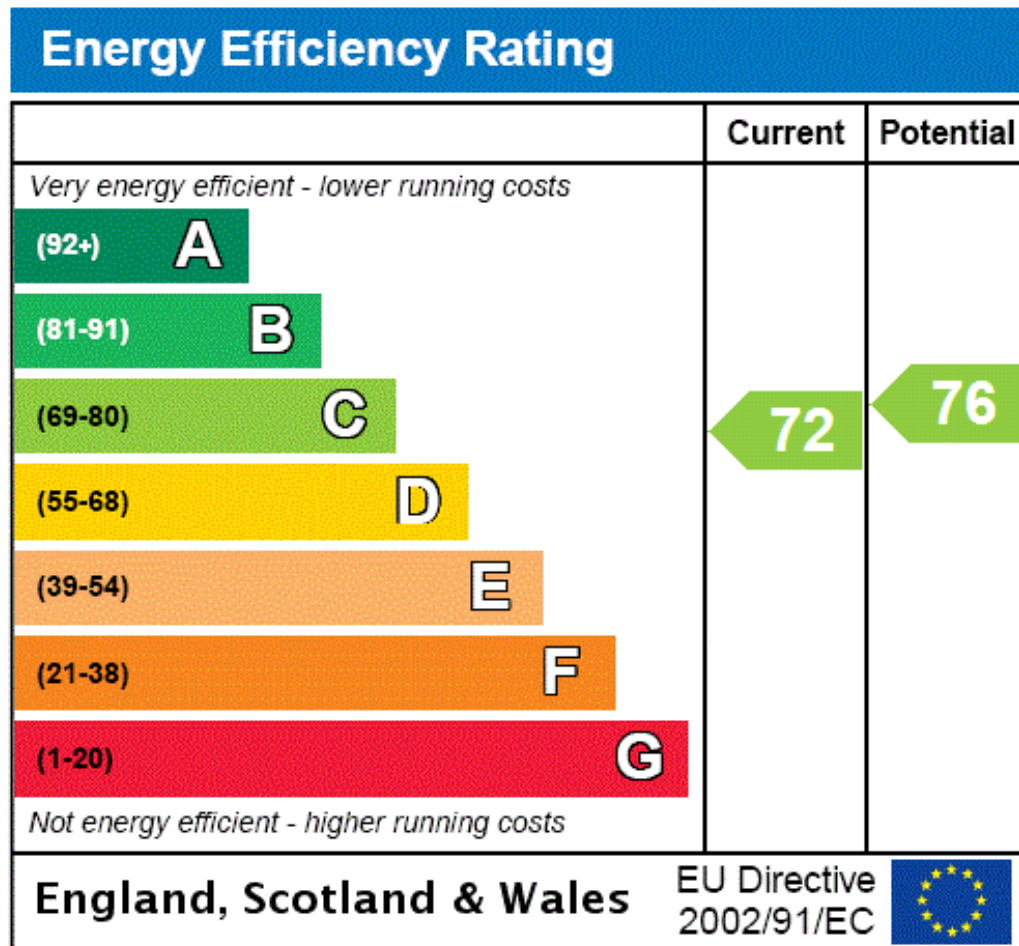
The holding deposit will be £161 (1 week's rent) at a rental value of £700 per calendar month.

**ADDITIONAL INFORMATION**

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







T: 01423 523423

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

E: harrogate.rural@carterjonas.co.uk

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#### IMPORTANT INFORMATION

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