



ORCHARD COTTAGE, LITTLETHORPE, RIPON, NORTH YORKSHIRE, HG4 3LW
£750 per month

Carter Jonas

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

THE PROPERTY

Available early January, 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.

Electricity, water and sewerage are all on a mains supply.

Internet and Mobile:

Further information on availability and speeds can be found at

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checker.ofcom.org.uk.

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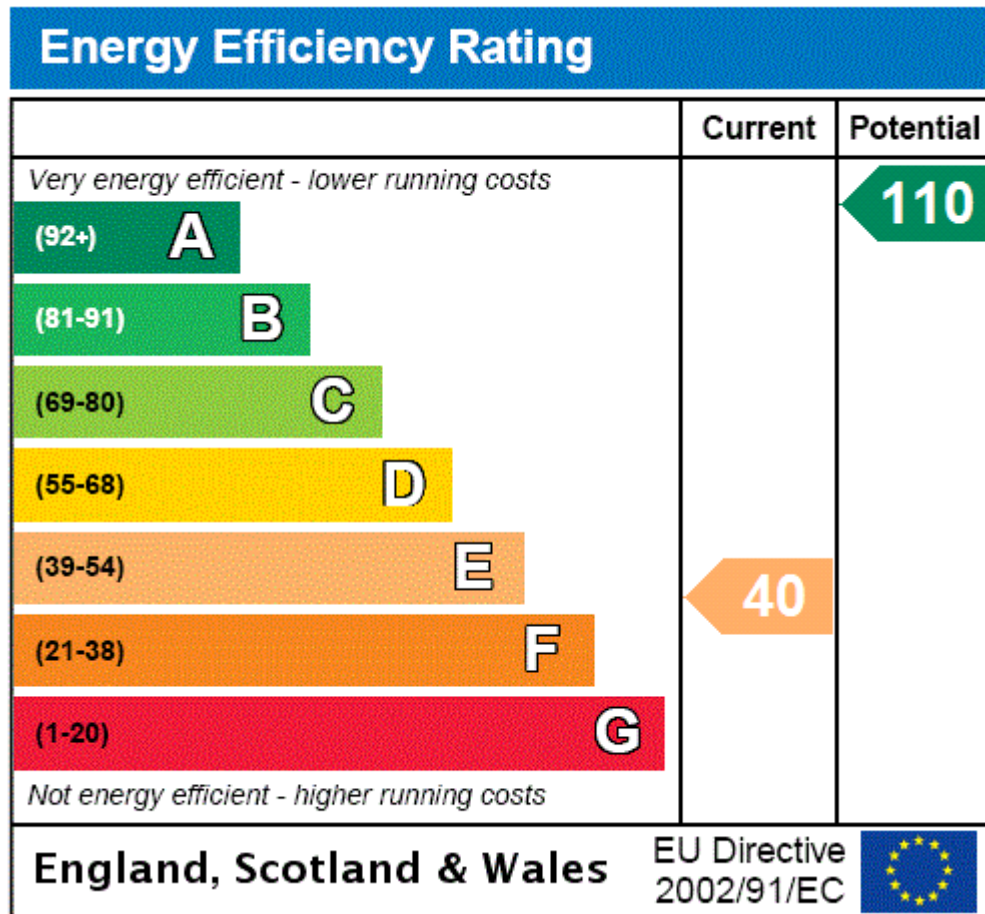
The deposit will be £865 (5 week's rent) at a rental value of £750 per calendar month.

The holding deposit will be £173 (1 week's rent) at a rental value of £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	North Yorkshire County Council - Council Tax Band A





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.

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