



BRAMLEY HOUSE, MAIN STREET, WEST TANFIELD, RIPON, NORTH YORKSHIRE, HG4 5JH
£1,750 per month

Carter Jonas

BRAMLEY HOUSE, MAIN STREET, WEST TANFIELD, RIPON, HG4 5JH

- Available December
- Four Bedrooms
- Oil Central Heating
- EPC Rating E
- Council Tax Band D
- Pets Considered

THE PROPERTY

Nestled within the peaceful village of West Tanfield, Bramley House is a beautifully presented, four bedroomed detached, character property which forms part of the delightful Tanfield Estate.

This charming family home provides well-proportioned living accommodation positioned over two floors. To the ground floor, the accommodation briefly comprises a light and welcoming hallway, living room with a feature log burning stove with stone character fireplace, separate dining room with staircase leading up to the first floor, modern family kitchen with a selection of fully fitted units and a traditional AGA cooker, utility room with neutral fitted cabinets and plumbing in situ for a washing machine and dryer as required, W.C and access to the cellar off the main hallway.

To the first floor, the primary bedroom is a spacious double which provides a feature fireplace and accompanying en-suite facilities including a bath with shower over, basin and WC. There are three further naturally bright double bedrooms all providing plenty of space with the family bathroom ideally situated at the top of the staircase which comprises a walk-in shower suite, basin and WC.

Externally there is a large, fully enclosed private garden with a well-proportioned patio area and established borders which forms part of this spectacular property. There are also a selection of brick-built outbuildings which can be utilised for storage purposes.

Enjoying a quiet position in the village of West Tanfield, Bramley House sits just 5 miles from the popular market town of Masham, 6 miles from the market town of Ripon and approximately 8 miles

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away from Bedale, all of which offer an excellent variety of shopping facilities.

Bramley House is heated via an oil-fired central heating system with electricity, water and sewerage all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Offered unfurnished.

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

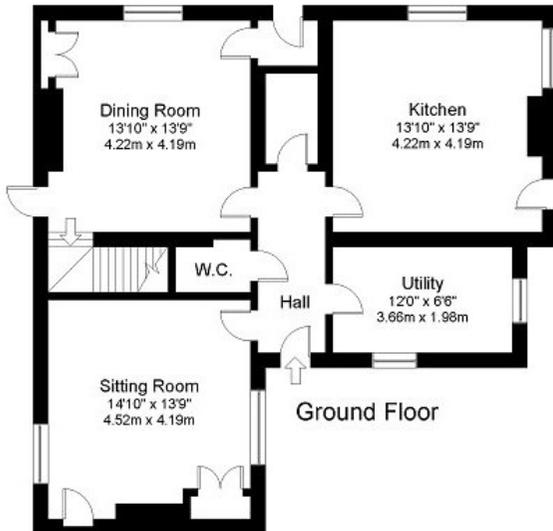
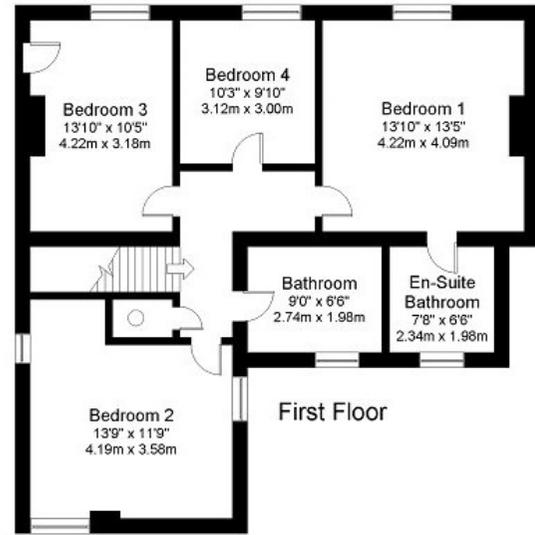
The deposit will be £2,019 (5 weeks' rent) at a rental value of £1,750 per calendar month.

The holding deposit will be £403 (1 weeks' 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





Gross internal floor area (approx.): 159.5 sq m (1,717 sq ft)
 Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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