



OATLANDS FARMHOUSE, WALSHFORD, WETHERBY, LS22 5JH
£2,850 per month

Carter Jonas

OATLANDS FARM, WALSHFORD, WETHERBY, LS22 5JH

- Available Early March
- Located within the popular hamlet of Walshford
- Pets Considered
- EPC Rating E
- Council Tax Band G
- Oil Fired Central Heating

THE PROPERTY

Available early March, this beautifully presented five bedroomed character farmhouse enjoys open countryside views whilst conveniently sitting on the edge of the delightful Ribston Estate.

The accommodation briefly comprises a spacious entrance hall, living room with a log burning fire, lounge, dining room, basement, breakfast kitchen with fitted cabinets and integrated dishwasher, cloakroom, utility room, five large bedrooms one of which has an en suite and two bathrooms with further storage in the loft and a spacious outbuilding to the rear of the property.

Nestled within the popular hamlet of Walshford, Oatlands Farmhouse sits just 6 miles from Wetherby, 9 miles from the bustling town of Boroughbridge, 12 miles from the spa town of Harrogate and 15 miles from the historic City of York which makes the property ideal for someone with commuter needs.

The nearby town of Harrogate and the City of York offer excellent everyday shopping facilities and are both well known for their restaurants, theatres and numerous historic points of interest. There is also a good selection of public and private schools in the local area.

Oatlands Farmhouse offers oil fired central heating, ample off road parking for a number of vehicles, an outbuilding for storage purposes and lawned gardens, which surround the property.

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

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The deposit will be £3,288 (5 week's rent) at a rental value of £2,850 per calendar month.

The holding deposit will be £657 (1 week's rent) at a rental value of £2,850 per calendar month.

Please note grazing land and stables are available via separate negotiation.

Pets Considered.

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment only

Local Council Tax Band G
Authority





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Gross internal floor area excluding Basement and Outbuildings (approx.): 346.9 sq m (3,734 sq ft)
Not to Scale. Copyright © Apex Plans.

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