



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.

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

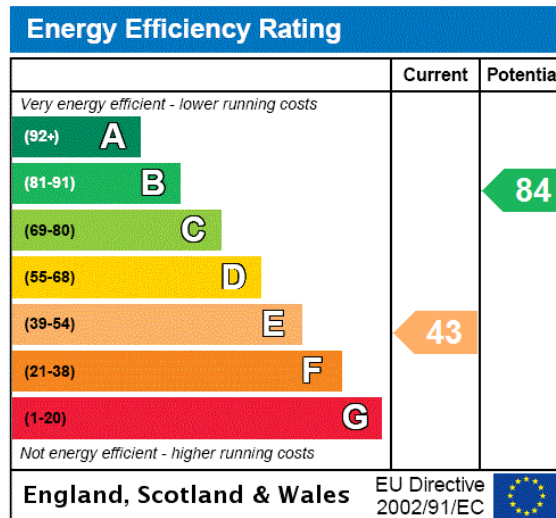
The holding deposit will be £657 (1 week's rent) at a rental value of £2,850 per calendar month.

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 Authority	Council Tax Band G





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.

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

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