



ROSE COTTAGE, CLAYPIT LANE, LEDSHAM, WEST YORKSHIRE, LS25 5LP
£1,200 per month

Carter Jonas

ROSE COTTAGE, CLAYPIT LANE, LEDHAM, LEEDS, LS25 5LP

- Available Now
- Three Bedrooms
- Unfurnished
- Pets Considered
- Council Tax Band
- EPC Rating
- Oil-Fired Central Heating

THE PROPERTY

Available now, Rose Cottage is a delightful three bedroomed detached, character cottage nestled within the highly sought-after village of Ledsham.

Rose Cottage is located only 15 miles from the market town of Wetherby, 16 miles from the City of Leeds and 24 miles from the historic City of York all providing various points of interest, shops, and restaurants.

Offered with oil-fired central heating, a large, well-maintained garden to the front of the property with the added benefit of off-street parking for one vehicle and a patio area to the rear.

This wonderful cottage boasts character whilst enjoying a peaceful, village location. Forming part of Ledston Estate, Rose Cottage is a property conveniently situated for ease of access to various motorway links including the A1(M) and M62 with Micklefield Train Station approximately 3.5 miles away and Castleford Train Station only 5 miles away.

In brief, the ground floor consists of a spacious and naturally bright living room providing plenty of character and a log burning stove, a separate neutrally decorated dining room area further leading through to the kitchen area which comprises a selection of fully fitted neutral units with an integrated oven and hob with access out into the rear garden.

To the first floor, the property comprises of two double bedrooms, one single bedroom and a bathroom suite comprising a bath with

Available now, Rose Cottage is a delightful three bedroomed detached, character cottage nestled within the highly sought-after village of Ledsham.



shower over, basin and WC.

Ledsham is an attractive estate village which is well served by a range of nearby amenities including a public house with a doctor's surgery and village post office located only a short distance away in the nearby village of Kippax.

This charming property provides cottage living accommodation and a stunning location whilst benefitting from an easily commutable location.

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

The deposit will be £1,384 (5 week's rent) at a rental value of £1,200 per calendar month.

The holding deposit will be £276 (1 week's rent) at a rental value of £1,200 per calendar month.

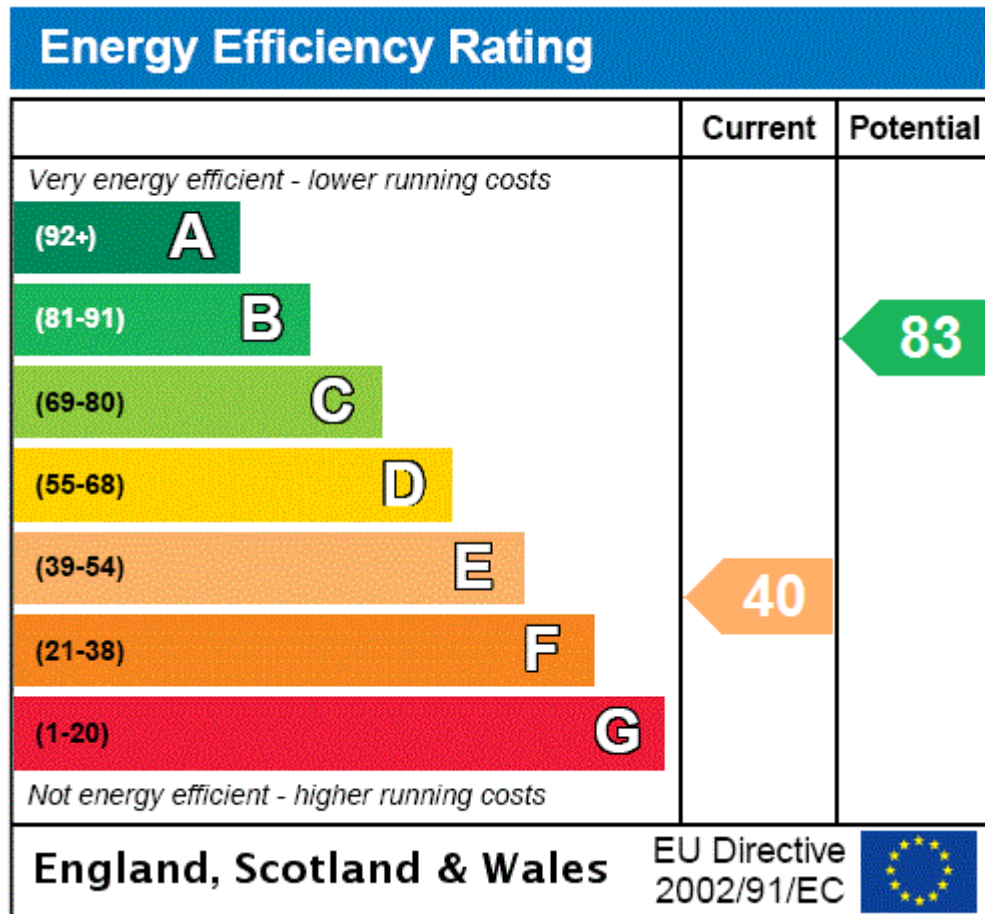
Offered unfurnished.

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 E





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.

T: 01423 523423

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

E: harrogate.rural@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE