



JASMINE COTTAGE, MAIN STREET, WEST TANFIELD, RIPON, NORTH YORKSHIRE, HG4 5JJ
£1,250 per month

Carter Jonas

JASMINE COTTAGE, MAIN STREET, WEST TANFIELD, RIPON, HG4 5JJ

- Available Now
- Three Bedrooms
- Electric Heating
- EPC Rating D
- Council Tax Band C
- Pets Considered

THE PROPERTY

Nestled within the peaceful village of West Tanfield, Jasmine Cottage is a beautifully presented, three bedroomed semi-detached, character property which forms part of the delightful Tanfield Lodge 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 entrance hallway, a spacious living room with a working open fireplace, separate dining room and a modern family kitchen with a selection of fully fitted units and electric oven. There is space for a washing machine and fridge-freezer as required.

There is also a pantry located off the kitchen with a WC conveniently positioned nearby.

To the first floor, there are three naturally bright double bedrooms with a modern family bathroom suite situated nearby which comprises a large walk-in shower, separate bath, basin and WC.

Externally, there is a well-proportioned patio area positioned to the rear of the cottage with a lawned garden situated to the front of Jasmine Cottage with established shrubs and a small outbuilding which can be utilised for storage purposes.

On street parking is available to the front of the property.

Enjoying a quiet position in the village of West Tanfield, Jasmine Cottage sits just 5 miles from the popular market town of Masham, 6

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miles from the market town of Ripon and approximately 8 miles away from Bedale, all of which offer an excellent variety of shopping facilities.

Jasmine Cottage is heated via electric panel radiators situated throughout the cottage 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 £1,442 (5 weeks' rent) at a rental value of £1,250 per calendar month.

The holding deposit will be £288 (1 weeks' rent) at a rental value of £1,250 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 C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		



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Classification L2 - Business Data

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