



25 THE LODGES, SKELTON-ON-URE, RIPON, NORTH YORKSHIRE, HG4 5AJ
£1,250 per month

Carter Jonas

25 THE LODGES, SKELTON-ON-URE, RIPON, NORTH YORKSHIRE, HG4 5AJ

- Available Late March
- EPC Rating E
- Oil Fired Central Heating
- Council Tax Band C
- Pets Considered
- Off Street Parking

THE PROPERTY

Available late March, we offer to you 25 The Lodges, a beautiful two bedroomed character cottage located in the sought-after village of Skelton-on-Ure which forms part of the delightful Newby Hall Estate.

In brief, the ground floor comprises of a well-proportioned living room with large windows and a working log burning stove, a brand new fully fitted kitchen with plumbing in situ for a dishwasher and washing machine as required with plenty of space for dining table, separate utility area with a nearby WC and two spacious double bedrooms.

Externally, 25 The Lodges offers a private garden area to the rear of the property with a patio area, parking for two vehicles and a selection of small outbuildings which can be utilised for storage purposes along with a free-standing shed.

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

This property sits just under 3 miles from the busy town of Boroughbridge, 5 miles from the City of Ripon, 11 miles from Knaresborough, 15 miles out of the spa town of Harrogate and 28 miles from York City Centre.

Easily accessible to schooling nearby with Ripon Grammar School only a short distance away.

The nearby cathedral City of Ripon and town of Harrogate offer excellent everyday shopping facilities and are both well known for

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their restaurants, theatres and numerous historic points of interest.

This property is heated via an oil-fired central heating system.

Electricity and water are both on a mains supply.

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

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

Pets considered.

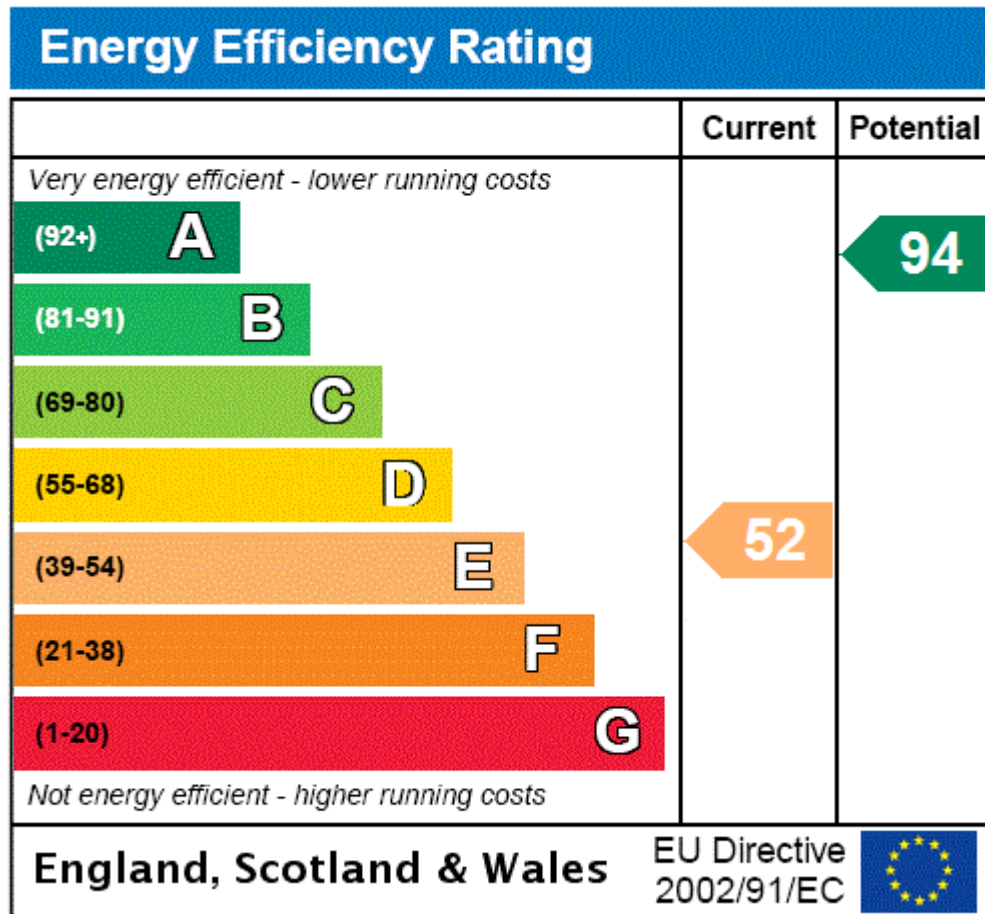
The deposit will be £1,442 (5 week's rent) at a rental value of £1,250 per calendar month.

The holding deposit will be £288 (1 week's 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	Harrogate Borough Council - Council Tax Band C





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.

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