



ORCHARD COTTAGE, JERVAULX, RIPON, NORTH YORKSHIRE, HG4 4PQ
£1,250 per month

Carter Jonas

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- Available Now
- Three Bedrooms
- EPC Rating D
- Council Tax Band C
- Pets Considered
- Off Street Parking

THE PROPERTY

Available now, Orchard Cottage is a charming three-bedroomed, stone-built cottage, located in the picturesque hamlet of Jervaulx with beautiful countryside views in every direction.

Jervaulx is renowned for its beautiful landscapes, scenic walking routes and close proximity to the historic Jervaulx Abbey and Yorkshire Dales National Park. Despite its tranquil setting, the property remains conveniently positioned, with the market towns of Masham, Middleham and Bedale nearby, offering a range of everyday amenities including shops, pubs, cafés, and schools.

The Cathedral City of Ripon is approximately 20 minutes away and provides a wider selection of shopping, dining, leisure facilities, and excellent transport links. The area also benefits from easy motorway access onto the A1(M), providing convenient connections to Harrogate, York, Leeds, and the wider region.

To the ground floor, the accommodation briefly comprises a naturally bright living room with garden views and a log burning stove, spacious kitchen with shaker units, oak worktops integrated appliances including electric oven, hob, undercounter fridge and dishwasher with plenty of space for a dining table. There is a convenient WC placed off the kitchen with a washing machine in situ.

To the first floor are two double bedrooms, one of which benefits from a large storage cupboard with a single bedroom which could be utilised as a study or dressing room if preferred along with a modern family bathroom suite comprising a bath with shower over, basin and WC.

Available now, we are delighted to offer Orchard Cottage, a charming three-bedroom, detached stone-built cottage, located in the picturesque hamlet of Jervaulx.



Externally, the property boasts character and enjoys a peaceful patio area, a well-maintained garden with established shrub and perennial borders and off-road parking.

The property benefits from oil-fired central heating and double-glazed windows throughout.

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

Please note this property is available unfurnished or part-furnished if preferred.

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

Viewing	Strictly by appointment only
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Local Authority	Council Tax Band C
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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION

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