



FAIR VIEW, WALSHFORD, WETHERBY, NORTH YORKSHIRE, LS22 5HT
£1,250 per month

Carter Jonas

FAIR VIEW, WALSHFORD, WETHERBY, WEST YORKSHIRE, LS22 5HT

- Available late August
- Pets Considered
- EPC Rating E
- Council Tax Band C
- Oil Fired Central Heating

THE PROPERTY

Available late August, Fair View is a lovely two bedroomed semi-detached cottage with picturesque views to the rear of the property, on street parking for two vehicles and a fully enclosed, private garden.

To the ground floor, the accommodation briefly comprises a well-proportioned living room with a working open fire, separate dining room, kitchen benefitting from a selection of neutral fitted units with an integrated oven and electric hob and plumbing in situ for a washing machine and dryer as required whilst further leading to a small pantry area.

On the first floor there are two double bedrooms, both offering plenty of natural light and a modern family bathroom with a shower over the bath.

Externally, there are attractive and well-maintained gardens to the front and rear of the property with a small patio area, outbuilding which can be utilised for storage space with on-street parking.

Nestled within the popular hamlet of Walshford, this property sits just 5 miles from Wetherby, 9 miles from the spa town of Harrogate, 10 miles from the bustling town of Boroughbridge and 16.5 miles from the historic City of York which makes the property ideal for someone with commuter needs.

The market town of Wetherby, nearby town of Harrogate and City of York all offer excellent everyday shopping facilities and are 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.

Available late August, Fair View is a lovely two bedroomed semi-detached cottage with picturesque views to the rear of the property, on street parking for two vehicles and a fully enclosed, private garden.



Fair View is heated via an oil-fired central heating system.

Offered unfurnished

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

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		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



IMPORTANT INFORMATION

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