



1 DOLE BANK, MARKINGTON, HARROGATE, HG3 3PJ

£1,200 per month

Carter Jonas

DOLE BANK, MARKINGTON, HARROGATE, HG3 3PJ

- Available Mid-July
- LPG Heating
- EPC Rating E
- Council Tax Band C
- Semi-Rural Location
- Three Bedrooms

THE PROPERTY

Available mid-July, we offer to you 1 Dole Bank, a modern three bedroomed, semi-detached cottage situated in the sought-after village of Markington occupying a semi-rural position with beautiful far-reaching countryside views in every direction.

In brief, the ground floor comprises a well-proportioned living room, spacious and naturally bright kitchen dining room with a brand new fully fitted kitchen including integrated oven and hob with plumbing in situ for a washing machine as required with space for a free-standing fridge-freezer.

Upstairs, there are two double bedrooms both benefitting from garden views, a single bedroom which could easily be utilised as a home office suite and a modern family bathroom including a shower over the bath, basin and WC.

Externally, there is a large, fully enclosed garden surrounding the property with car parking available to the rear.

The property is heated via a LPG heating system and electricity is on a mains supply.

The property is located within 7 miles of Ripon and Harrogate, 8 miles from Knaresborough, 23 miles from the city of Leeds and 23 from the city of York.

Markington is serviced by a wide selection of transport links with the A61 providing access to Harrogate and Leeds, Harrogate railway station is only 7 miles away and provides direct rail access to York, Leeds and then onto the national rail network.

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From the A61, the Harrogate & District 36 bus offers a regular service between Ripon and Leeds via Harrogate.

The nearby cathedral City of Ripon and spa town of Harrogate offer excellent everyday shopping facilities and are both well known for their restaurants, theatres and numerous historic points of interest.

Offered unfurnished.

Please note that fibre internet is available for a price of £40 per month.

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.

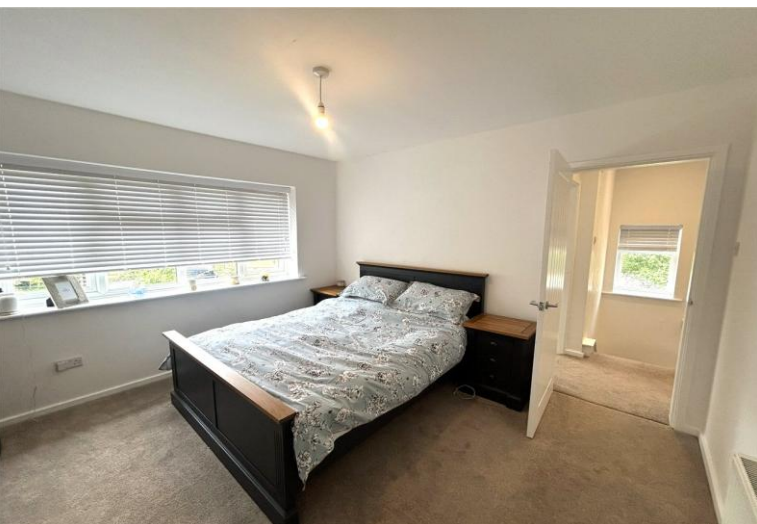
Council Tax Band: C


EPC: E

ADDITIONAL INFORMATION

Viewing Strictly by appointment only

Local Council Tax Band C
Authority



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



T: 01423 523423
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX
 E: harrogate.rural@carterjonas.co.uk



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Classification L2 - Business Data

IMPORTANT INFORMATION

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