



OLD SCHOOL HOUSE, SOUTH PARK LANE, LITTLE RIBSTON, LS22 4ER
£1,650 per month

Carter Jonas

THE OLD SCHOOL HOUSE, SOUTH PARK LANE, LITTLE RIBSTON, WETHERBY, LS22 4ER

- Available Now
- Located within the grounds of Ribston Estate
- Pets Considered
- EPC Rating E
- Council Tax Band C
- Oil Fired Central Heating

THE PROPERTY

Available now, The Old School House is a delightful two bedroomed, semi-detached cottage boasting character whilst nestled within the beautiful grounds of Ribston Estate.

The Old School House is well connected and conveniently positioned approximately 8 from Harrogate, 18 miles from York, and 21 miles from Leeds. With the A1(M) close by, the property provides convenient access for commuters while retaining a tranquil village atmosphere.

The accommodation is arranged over two floors and has been recently refurbished, successfully blending traditional cottage features with modern living.

The ground floor briefly comprises a spacious entrance lobby with areas suitable for utility use, accompanied by a WC. The kitchen is both attractive and practical, fitted with a Rangemaster cooker, while a versatile home office offers the flexibility to be used as a third bedroom if required. A comfortable sitting room with a log burning stove completes the ground floor accommodation.

To the first floor are two double bedrooms and a well-proportioned bathroom comprising a bath, basin and WC. Both rooms benefit from beautiful countryside views.

Externally, the property benefits from off street parking for two vehicles, a private garden and a selection of outbuildings which can be utilised for storage purposes.

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Please note that no white goods are not included with this property.

Electricity and water are both on a mains supply. The property is heated via an oil-fired boiler.

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

The deposit will be £1,903 (5 week's rent) at a rental value of £1,650 per calendar month.

The holding deposit will be £380 (1 week's rent) at a rental value of £1,650 per calendar month.

ADDITIONAL INFORMATION

Viewing Strictly by appointment only

Local Council Tax Band C
Authority



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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Classification L2 - Business Data

IMPORTANT INFORMATION

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