



THE COTTAGE, HOLLINS STABLE, EAST ROUNTON, NORTHALLERTON, DL6 2LG
£925 per month

Carter Jonas

THE COTTAGE, HOLLINS STABLE, EAST ROUNTON, DL6 2LG

- Available Early May
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band B
- Pets Considered

THE PROPERTY

Available early May, this delightful three bedrooomed semi-detached character cottage offers a fantastic semi-rural location, off road parking and a fully enclosed garden to the front of the property.

Nestled on the outskirts of the popular village of East Rounton, The Cottage sits just 9 miles from Stokesley, 11 miles from Northallerton and 13 miles from Middlesbrough and benefits from ease of access to nearby motorway links including the A19, A66 and A1 which makes the property ideal for someone with commuter needs.

To the ground floor, the accommodation briefly comprises a well-proportioned sitting room with an open working feature fireplace, spacious kitchen dining room area with neutral fitted units and plenty of space for a family dining table as required, walk through utility room with sink and units and plumbing in situ for a washing machine as required, a large under stairs storage cupboard and a family bathroom including a shower over the bath.

Upstairs there are three spacious, naturally bright double bedrooms, two of which feature characterful fireplaces solely for show purposes with the third bedroom providing fitted wardrobes and the nearby shower room comprises a freestanding shower, w/c and basin.

There is ample parking available to the front of the property for two cars with a fully enclosed, lawned garden conveniently situated to the front of this lovely cottage and a patio area also situated to the rear with a small outbuilding for storage purposes.

The market town of Northallerton, nearby town of Stokesley and large market town of Darlington all offer excellent everyday shopping facilities and are all well known for their restaurants, theatres and various historic points of interest.

Available early May, this delightful three bedrooomed semi-detached character cottage offers a fantastic semi-rural location, off road parking and a fully enclosed garden to the front of the property.



Offered on behalf of Arncliffe Estate, this attractive property is offered on an initial 12-month tenancy basis and would be ideally situated for those looking for a fantastic, semi-rural location.

The Cottage offers oil fired central heating, ample off-road parking, a fully enclosed garden to the front of the property with a fantastic selection of amenities in the local area including Roots Farm Shop & Café and Dark Star Plants which are less than 0.5 miles away and Whitegates Nursery which is situated in the nearby village of West Rounton.

Fibre broadband is available at The Cottage, Hollins Stable.

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

The deposit will be £1,067 (5 week's rent) at a rental value of £925 per calendar month.

The holding deposit will be £213 (1 week's rent) at a rental value of £925 per calendar month.

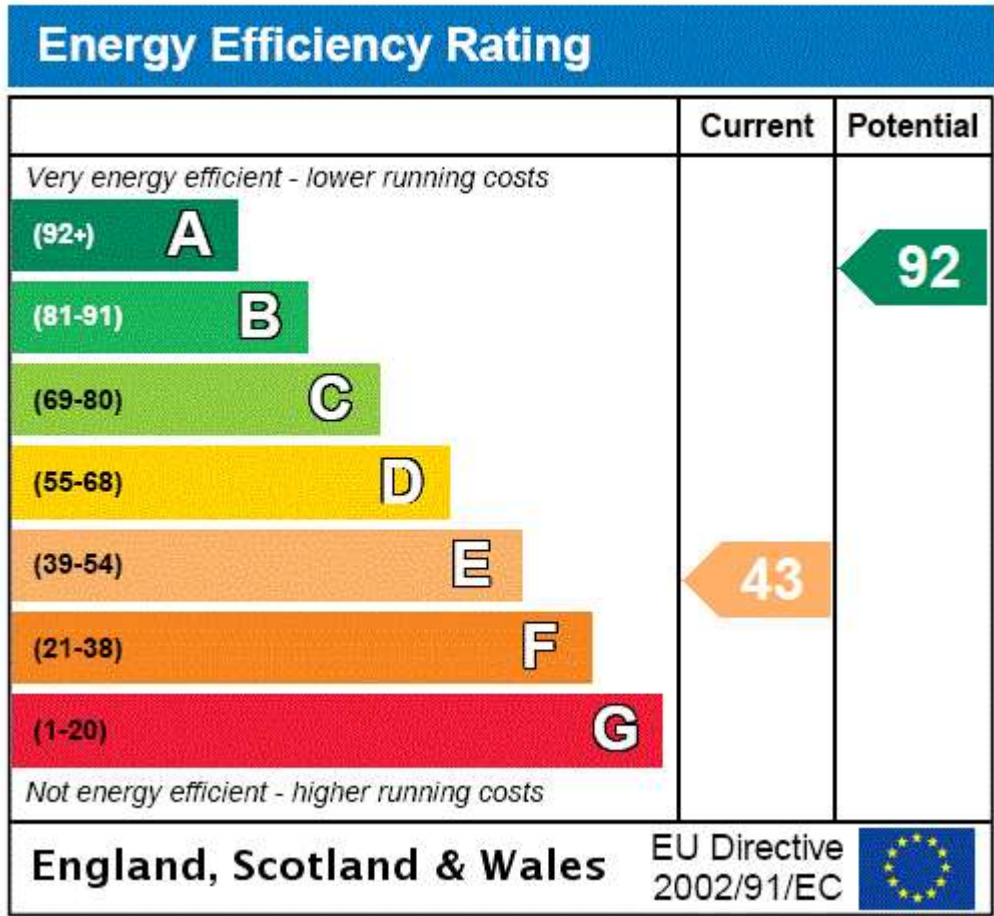
ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months, longer terms will be considered

Viewing Strictly by appointment only

Local Council Tax Band B
Authority





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



Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

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.