



**BINKS COTTAGE, 15 MAIN STREET, WATH, RIPON, NORTH YORKSHIRE, HG4 5ET**  
£1,200 per month

**Carter Jonas**

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## **BINKS COTTAGE, 15 MAIN STREET, WATH, RIPON, HG4 5ET**

- Available Now
- Three Bedrooms
- Unfurnished
- Pets Considered
- Council Tax Band D
- EPC Rating E
- Oil-Fired Central Heating

### **THE PROPERTY**

Available now, Binks Cottage is a charming three-bedroom end-of-terrace cottage, nestled within the picturesque village of Wath.

Set within close proximity of Ripon, this delightful property enjoys a peaceful village setting whilst remaining well connected to a variety of local amenities with the spa town of Harrogate approximately 16 miles away.

The peaceful village of Wath offers excellent access to the A1(M), making Binks Cottage an ideal option for tenants requiring convenient commuter links whilst enjoying countryside living.

This traditional cottage combines period charm with modern convenience.

The ground floor briefly comprises a welcoming living room, a separate dining room, kitchen comprising a selection of fitted units with an integrated fridge-freezer and free-standing electric oven further leading to an adjoining utility area with plumbing in situ for a washing machine and dryer as required.

To the first floor, there are two generously sized double bedrooms, a single bedroom, and a spacious family bathroom. The rooms are well proportioned and benefit from plenty of natural light, with character features such as large fireplaces and exposed wooden beams enhancing the charm throughout.

The property benefits from oil-fired central heating system with electricity, water and sewage all on a main supply.

Available now, Binks Cottage is a charming three-bedroom end terrace cottage nestled within the picturesque village of Wath.



Externally, the property benefits from a beautiful garden, off road parking for up to two vehicles and a single garage which can be utilised for storage purposes.

Pets considered.

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.

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## **ADDITIONAL INFORMATION**

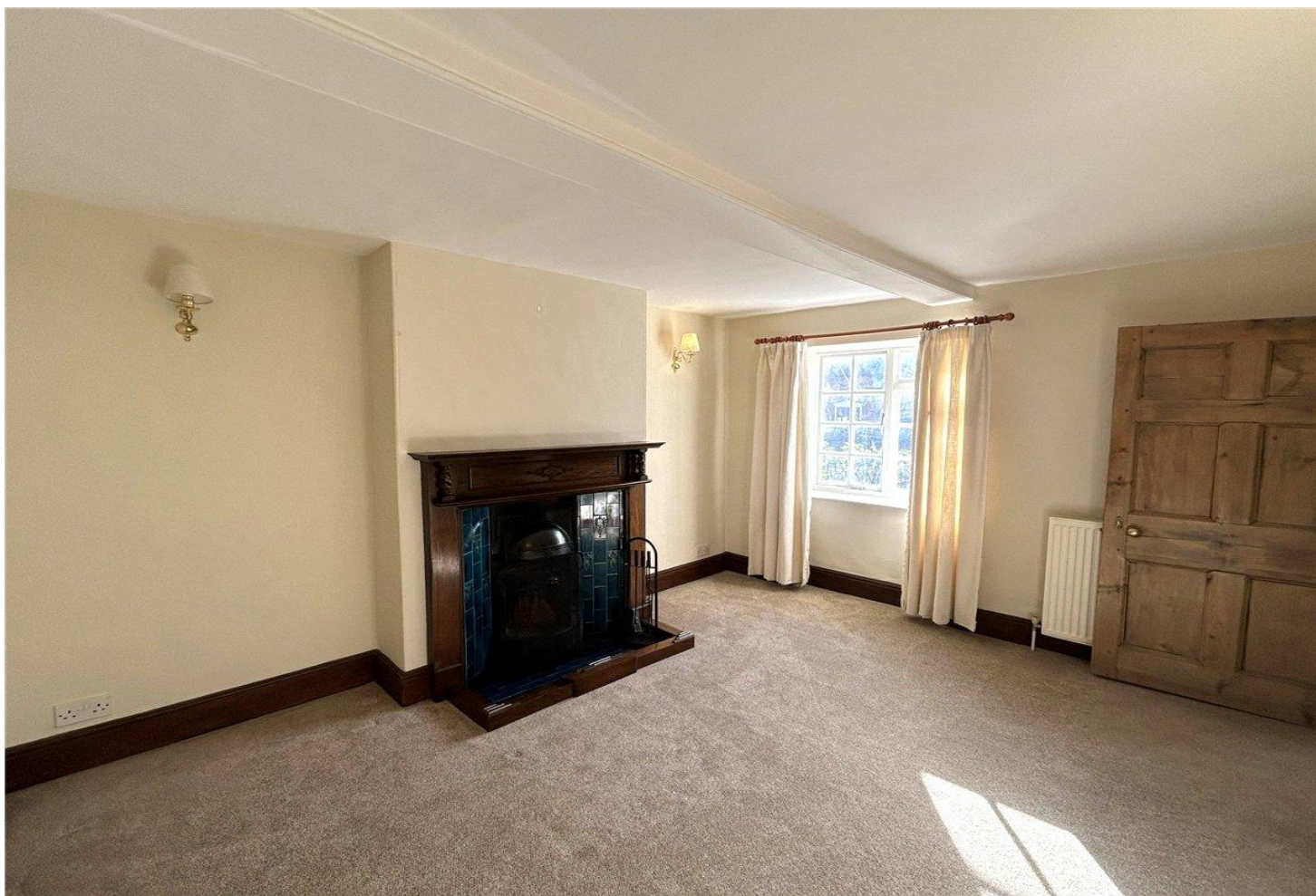
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Viewing      Strictly by appointment only

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Local          Council Tax Band D  
Authority

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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