



**MILL HOUSE, SWALE HALL LANE, GRINTON, DL11 6HL**

£1,200 per month

**Carter Jonas**

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# MILL HOUSE, SWALE HALL LANE, GRINTON, RICHMOND, DL11 6HL

- Available Now
- Oil-fired central Heating
- EPC Rating E
- Council Tax Band F
- Village Location
- 4 Bedrooms

## THE PROPERTY

Available now, Mill House is a four-bedroom, semi-detached house located in the village of Grinton, within the heart of Swaledale in the Yorkshire Dales National Park.

The area is known for its dramatic countryside, rolling hills, and traditional stone villages. It offers an exceptional rural lifestyle in one of North Yorkshire's most scenic locations. Grinton itself benefits from a strong village community, with further amenities available in the nearby market town of Reeth, approximately one mile away. Mill House remains practical for wider travel, with Richmond approximately 11 miles away, providing a broader range of amenities, schools, and transport links.

The ground floor accommodation comprises of a home office, a utility room with adjoining WC, a well-proportioned sitting room, a dining room, a large kitchen, and an additional room which could be utilised as a snug.

To the first floor, there are two generous double bedrooms, one benefiting from an en suite, two further bedrooms, a spacious family bathroom, and an additional WC. The rooms are practical and well laid out, offering ample storage and shelving throughout. The house benefits from good levels of natural light via double glazed windows.

Externally, the property features traditional stone walls, quintessential of the Yorkshire Dales. The home is complemented by a garden, set within peaceful surroundings.

Mill house benefits from oil-fired central heating via a boiler and radiators.

Internet and Mobile: Further information on availability and speeds

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can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

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

Offered unfurnished.

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.

Council Tax Band: F

EPC: E

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## **ADDITIONAL INFORMATION**

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Viewing      Strictly by appointment only

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Local      Council Tax Band F  
Authority

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Classification L2 - Business Data

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