

**THE COACH HOUSE, EAST TANFIELD, RIPON, NORTH YORKSHIRE, HG4 5LN**

£2,350 per month

Carter Jonas

# THE COACH HOUSE, MANOR FARM, EAST TANFIELD, RIPON, HG4 5LN

**Available January, we are delighted to present The Coach House, a beautifully renovated four-bedroom detached property situated in East Tanfield, near Ripon.**

- Available January
- Pets Considered
- EPC Rating C
- Council Tax Band - TBC
- Air Source Heat Pump System



## THE PROPERTY

Available January, we are delighted to present The Coach House, a beautifully renovated four-bedroom detached property situated in East Tanfield, near Ripon.

The Coach House is surrounded by attractive countryside and scenic walking routes, offering a peaceful yet rural location whilst remaining within easy reach of local amenities.

East Tanfield is located approximately seven miles from the Cathedral City of Ripon, which provides a wide range of shops, supermarkets, restaurants, cafés, leisure facilities, and highly regarded schools.

The surrounding area is renowned for its natural beauty and wealth of local attractions, whilst the nearby road network provides convenient access to Harrogate, Northallerton, York, and the wider region.

The property has been renovated to an exceptionally high standard throughout, offering modern and spacious accommodation arranged over two floors. On the ground floor, there is a generous open-plan kitchen/living/dining area comprising a contemporary kitchen with fitted appliances including an integrated fridge-freezer, dishwasher, oven and electric hob. The large living room area features a log-burning stove with patio doors leading out into the front garden, creating a bright and welcoming living space.

The ground floor further benefits from a useful utility room with space for a washing machine and dryer as required. There is a separate WC positioned off the hallway.

To the first floor, there are four double bedrooms, two of which

benefit from en-suite shower rooms. The remaining two bedrooms are served by a large family bathroom located at the end of the landing. The rooms are well sized and enjoy attractive countryside views.

Externally, the property benefits from a fenced garden with a patio area, perfect for hosting.

There is off-road parking for multiple vehicles and a useful outbuilding offering additional storage as required.

The property benefits from an air source heat pump providing central heating via radiators. Electricity and water are connected to mains services, and the accommodation is fitted with double-glazed windows throughout.

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

Offered unfurnished.

Pets considered.

The deposit will be £2,711 (5 week's rent) at a rental value of £2,350 per calendar month.

The holding deposit will be £542 (1 week's rent) at a rental value of £2,350 per calendar month.



## ADDITIONAL INFORMATION

| | |
|---|---|
| Viewing | Strictly by appointment only |
| Local Authority | Council Tax Band - TBC |
| Directions | ///safari.operating.products |







| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | 101 A |
| 81-91 | B | | |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |







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