



THE LODGE, HOLLYHILL ROAD, WELL, BEDALE, NORTH YORKSHIRE, DL8 2QD
£1,750 per month

Carter Jonas

THE LODGE, HOLLYHILL ROAD, WELL, BEDALE, NORTH YORKSHIRE, DL8 2QD

- Available June
- Oil Fired Central Heating
- EPC Rating D
- Council Tax Band C
- Pets Considered

THE PROPERTY

Available June, The Lodge is a simply stunning, two bedroomed, detached character property nestled within private grounds in the picturesque village of Well.

The Lodge is conveniently positioned off Hollyhill Road and accessed via a private gated driveway. This delightful property is located approximately 3 miles from Masham, 4.5 miles from the market town of Bedale, 8 miles from Ripon, 13 miles from Northallerton and benefits from ease of access to nearby A1(M) motorway network and railway stations situated at Thirsk and Northallerton which makes the property ideal for someone with commuter needs whilst benefitting from a private, village location.

This charming property offers ground floor living accommodation throughout and briefly comprises a light and welcoming entrance hall, spacious living room with log burning stove, a vast open-plan kitchen, living, dining area with beautiful limestone flooring, patio doors out into the rear garden and a modern kitchen with beautiful quartz and oak worktops and appliances including integrated oven, electric hob, dishwasher and fridge-freezer.

There is a useful laundry room positioned nearby comprising a selection of fitted units with a ceramic sink and plumbing in situ for a washing machine and dryer as required with a separate WC conveniently situated off the main entrance hallway.

The primary bedroom is a spacious double which boasts natural light and benefits from a modern en-suite bathroom comprising a freestanding bath, walk in shower, heated towel rail, basin and WC with a separate dressing room and beautiful views over the nearby duck pond.

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The second bedroom is a well-proportioned double which benefits from an en-suite shower room which comprises a free-standing shower, heated towel rail, basin and WC.

Externally, The Lodge offers oil fired central heating, a gravelled driveway with ample parking, a selection of outbuildings which can be utilised for storage purposes and a private garden positioned to the rear of the lodge with a separate decking area.

The bustling market towns of Masham and Bedale both offer excellent everyday shopping facilities with more extensive amenities available in the Cathedral City of Ripon and popular Northallerton town centre, all of which include a selection of restaurants, theatres and historic points of interest with a selection of highly regarded schools in the local area.

Offered unfurnished.

Pets considered.

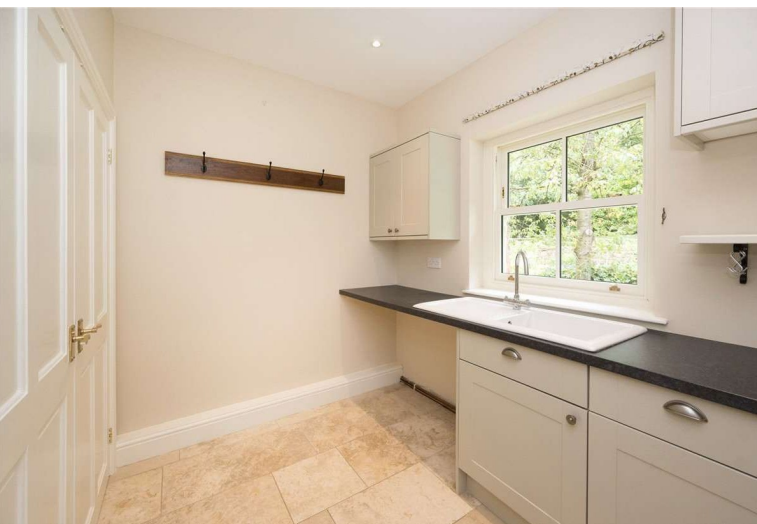
The deposit will be £2,019 (5 week's rent) at a rental value of £1,750 per calendar month.

The holding deposit will be £403 (1 week's rent) at a rental value of £1,750 per calendar month.

ADDITIONAL INFORMATION

Viewing Strictly by appointment only

Local Authority North Yorkshire County Council
Council Tax Band C





GROSS INTERNAL AREA
 FLOOR 1: 1629 sq ft, 151 m²
 TOTAL: 1629 sq ft, 151 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	1-20
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Classification L2 - Business Data

IMPORTANT INFORMATION

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