



IVY COTTAGE, RIBSTON ESTATE, LITTLE RIBSTON, LS22 4EZ
£1,895 per month

Carter Jonas

IVY COTTAGE, RIBSTON ESTATE, LITTLE RIBSTON, LS22 4EZ

- Available late April
- Located within the grounds of Ribston Estate
- Pets considered
- EPC Rating E
- Council Tax Band E
- Oil fired central heating

THE PROPERTY

Available late April, Ivy Cottage is a beautifully presented, three bedroomed character cottage nestled within the private grounds of Ribston Estate making this property perfect for someone with commuter needs whilst benefitting from a private, semi-rural location.

The ground floor briefly comprises a light and welcoming entrance hall, a beautiful living room boasting natural light with a log burning stove and fantastic views, spacious kitchen dining room area comprising a fully fitted kitchen with neutral shaker style units, black quartz worktops and a Belling electric cooker with a shower room also conveniently situated on the ground floor.

To the first floor, the primary bedroom provides plenty of space whilst offering delightful views of the estate grounds with two further double bedrooms overlooking the courtyard area and a modern bathroom suite with characterful beams, a separate bath, toilet and basin.

Externally, there is an attractive and well-maintained garden to the side of the property with a useful outbuilding for storage purposes.

Ivy Cottage is located on the private grounds of Ribston Estate and located approximately 5 miles from Wetherby, just under 9 miles from the spa town of Harrogate, 11 miles from the bustling town of Boroughbridge, and 19 miles from the historic City of York making this property ideal for family living.

The nearby market town of Wetherby, popular town of Harrogate and City of York all offer excellent everyday shopping facilities and

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are well known for their offering of restaurants, theatres and historic points of interest.

There are also a large variety of highly regarded public and private schools in the local area.

Ivy Cottage offers oil fired central heating, ample parking for a number of vehicles, a private garden and a useful outbuilding which can be utilised for storage purposes.

Offered unfurnished.

Pets considered.

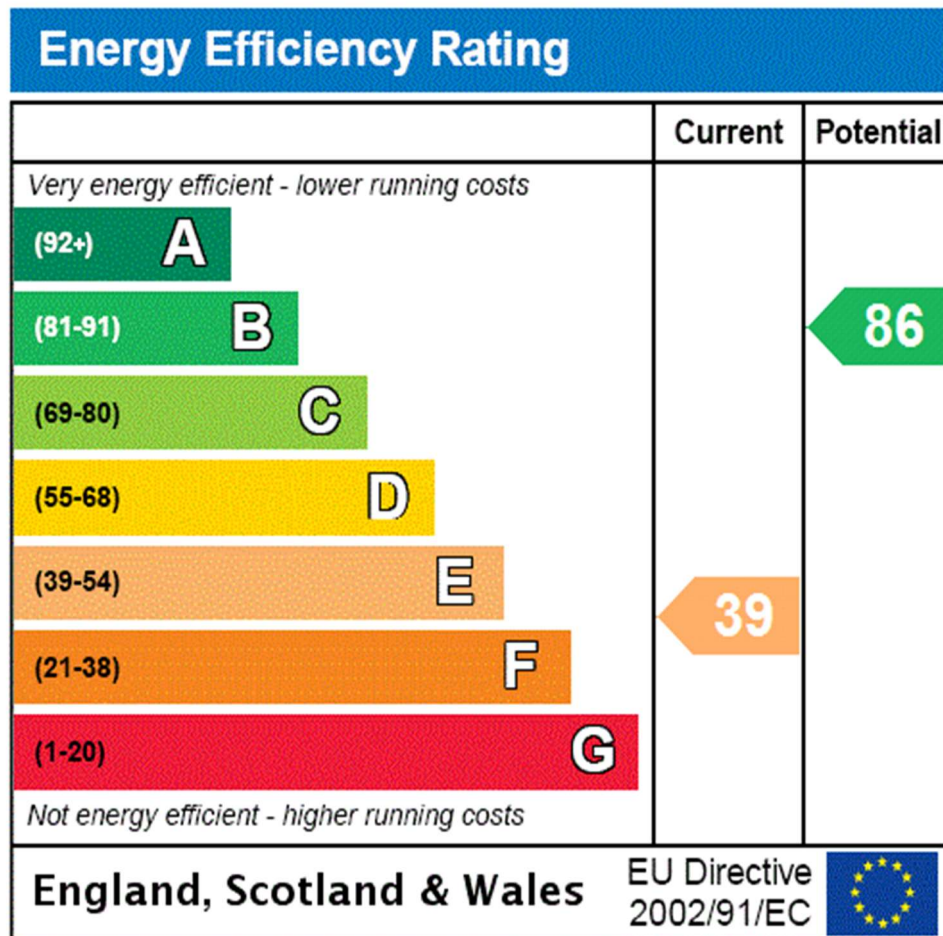
The deposit will be £2,186 (5 week's rent) at a rental value of £1,895 per calendar month.

The holding deposit will be £437 (1 week's rent) at a rental value of £1,895 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only





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Classification L2 - Business Data

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