



**JASMINE COTTAGE, MAIN STREET, WEST TANFIELD, RIPON, NORTH YORKSHIRE, HG4 5JJ**  
£1,350 per month

**Carter Jonas**



# JASMINE COTTAGE, MAIN STREET, WEST TANFIELD, RIPON, HG4 5JJ

- Available Now
- Three Bedrooms
- Electric Heating
- EPC Rating D
- Council Tax Band C
- Pets Considered

## THE PROPERTY

Nestled within the peaceful village of West Tanfield, Jasmine Cottage is a beautifully presented, three bedroomed semi-detached, character property which forms part of the delightful Tanfield Lodge Estate.

This charming family home provides well-proportioned living accommodation positioned over two floors.

To the ground floor, the accommodation briefly comprises a light and welcoming entrance hallway, a spacious living room with a working open fireplace, separate dining room and a modern family kitchen with a selection of fully fitted units and electric oven. There is space for a washing machine and fridge-freezer as required.

There is also a pantry located off the kitchen with a WC conveniently positioned nearby.

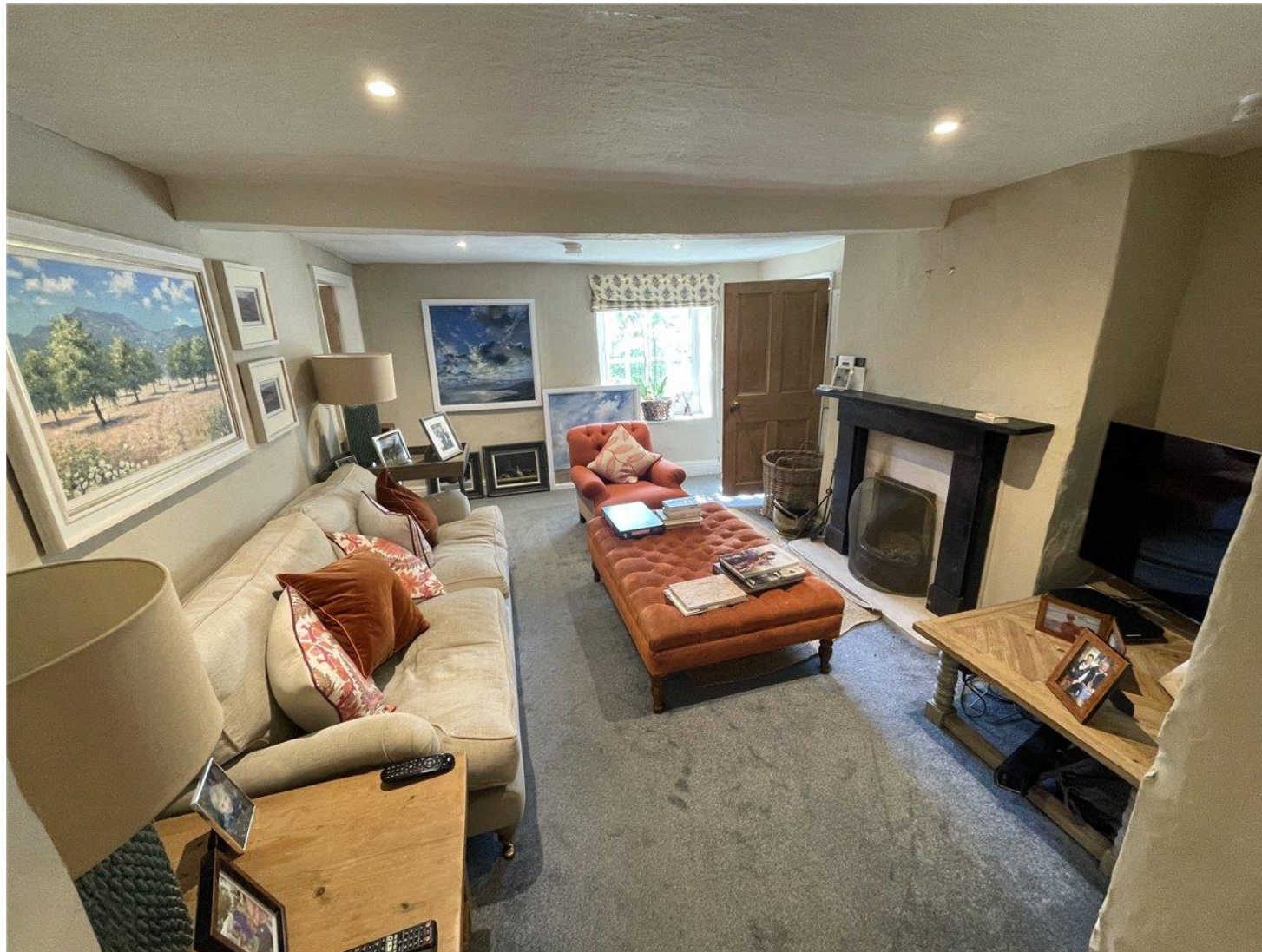
To the first floor, there are three naturally bright double bedrooms with a modern family bathroom suite situated nearby which comprises a large walk-in shower, separate bath, basin and WC.

Externally, there is a well-proportioned patio area positioned to the rear of the cottage with a lawned garden situated to the front of Jasmine Cottage with established shrubs and a small outbuilding which can be utilised for storage purposes.

On street parking is available to the front of the property.

Enjoying a quiet position in the village of West Tanfield, Jasmine Cottage sits just 5 miles from the popular market town of Masham, 6

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miles from the market town of Ripon and approximately 8 miles away from Bedale, all of which offer an excellent variety of shopping facilities.

Jasmine Cottage is heated via electric panel radiators situated throughout the cottage with electricity, water and sewerage all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Offered unfurnished.

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

The deposit will be £1,557 (5 weeks' rent) at a rental value of £1,350 per calendar month.

The holding deposit will be £311 (1 weeks' rent) at a rental value of £1,350 per calendar month.

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	North Yorkshire County Council - Council Tax Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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