



3 GRANGE CLOSE

SHAW MILLS, HARROGATE HG3 3HX

A TWO BEDROOM SEMI DETACHED BUNGALOW HAVING BEEN RECENTLY REDECORATED WITH NEW CARPETS THROUGHOUT. THE PROPERTY OCCUPIES A PLEASANTLY ELEVATED POSITION ENJOYING VIEWS OVER OPEN COUNTRYSIDE ON THE EDGE OF THIS PEACEFUL VILLAGE, BEING READILY ACCESSIBLE FOR HARROGATE, RIPON AND PATELEY BRIDGE.

RENT: £775 pcm

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is located on the edge of the village of Shaw Mills approximately 6 miles north-west of Harrogate and being well placed for Ripon and Pateley Bridge.

DESCRIPTION

A Two Bedroom Semi Detached Bungalow having been recently redecorated with new carpets throughout. The property occupies a pleasantly elevated position enjoying views over open countryside on the edge of this peaceful village, being readily accessible for Harrogate, Ripon and Pateley Bridge.

ACCOMMODATION

ENTRANCE HALL 10' 4" x 4' 7 max" (3.15m x 1.4m)
Built-in cupboard. Electric heater.

SITTING ROOM 12' 10" x 10' 10" (3.91m x 3.3m)
Fireplace. Electric heater.

KITCHEN 9' 8" x 9' 2" (2.95m x 2.79m)
With range of base and wall units incorporating stainless steel sink unit. Electric cooker with hob over. Hand door to rear garden.

FRONT BEDROOM 7' 11 increasing to 9' 7" x 7' 8"
(2.41m x 2.34m)

REAR BEDROOM 11' 10" x 9' 7" (3.61m x 2.92m)
Electric heater.

HOUSE BATHROOM 6' 1" x 5' 5" (1.85m x 1.65m)
White suite comprising bath with shower over and curtain rail. Wash hand basin. Low level WC. Partly tiled walls.

OUTSIDE

Front lawn and garden. Side gravelled driveway providing car parking. Garden shed. Two further outhouses. Rear garden with centre paved area.

ADDITIONAL INFORMATION

TERMS OF TENANCY

The property is available To Let unfurnished on an Assured Shorthold Tenancy for a period of 12 months at a rent of £775.00 per calendar month, payable in advance.

A Bond of one month's rent plus £100 will be payable.

The Tenant will be responsible for the cost of Electricity, Water, Sewerage charges and Council Tax.

VIEWING

The property may be viewed by appointment only, with the Letting agents Lister Haigh on 01423 860322.

DIRECTIONS

When travelling from Harrogate take the A61 towards Ripon. At Ripley take the turning on the left-hand side at the 2nd roundabout towards Pateley Bridge. Continue along this road taking the 1st turning on the right-hand side towards Bishop Thornton. Continue along this road until you see the sign for Bishop Thornton on your left-hand side. Turn left and continue through Bishop Thornton dropping down into the village of Shaw Mills. Proceed through Shaw Mills taking the turn on the right-hand side immediately before the bridge along Town Street. Continue along Town Street taking the 1st turning right into Grange Close. No 3 is the 2nd bungalow on the left-hand side and being identified by the Lister Haigh 'To Let' board.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

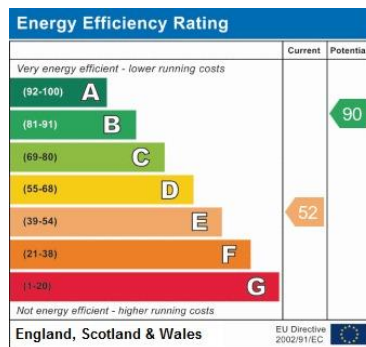
- John Haigh** (Knaresborough Office) on **01423 860322**
- Giles Chaplin** (Knaresborough Office) on **01423 860322**
- Charlie Cowen** (Knaresborough Office) on **01423 860322**
- Debbie Matthewman** (Knaresborough Office) on **01423 860322**

VALUATIONS

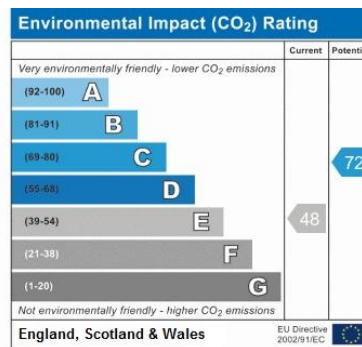
Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



Address:
3 Grange Close, Shaw Mills



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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