



OXEN CLOSE COTTAGE

DAIRY LANE, DARLEY, HARROGATE HG3 2QP

A VERY ATTRACTIVE PERIOD THREE BEDROOM STONE-BUILT COTTAGE ENJOYING A SUPERB RURAL LOCATION WITH FINE LONG DISTANCE VIEWS OVER NIDDERDALE HAVING THE BENEFIT OF OIL-FIRED CENTRAL HEATING SITUATED JUST OUTSIDE THE POPULAR VILLAGE OF DARLEY AND BEING WELL PLACED FOR ACCESS TO HARROGATE, OTLEY AND PATELEY BRIDGE.

RENT: £995 pcm

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is located approximately 2 miles from Darley, 11 miles from Harrogate, 12 miles from Otley and 7 miles from Pateley Bridge.

DESCRIPTION

An Attractive Period Three Bedroom Stone-Built Cottage enjoying a lovely rural location with fine long-distance views over Nidderdale and having the benefit of oil-fired central heating being situated just outside the popular village of Darley and being well placed for access to Harrogate, Otley and Pateley Bridge.

ACCOMMODATION

ENTRANCY LOBBY

With radiator.

SITTING ROOM

17' 5" x 9' 2" plus 8' 2" x 5' 2" (5.31m x 2.79m)

With fireplace and two radiators.

KITCHEN/DINER

18' 11" x 12' 1" (5.77m x 3.68m)

With stone fireplace, range of base and wall units incorporating double drainer stainless steel sink unit, hob and oven, cooker hood, granite effect work surfaces, fridge/freezer, beamed ceiling and pantry cupboard.

UTILITY ROOM

9' 5" x 4' 10" (2.87m x 1.47m)

With work surface and space beneath for appliances. Condensing oil-fired central heating boiler.

FIRST FLOOR

BEDROOM

12' 0" x 11' 9" (3.66m x 3.58m)

With radiator.

BEDROOM

11' 4" x 8' 11" (3.45m x 2.72m)

With built-in wardrobe and radiator.

BEDROOM

9' 5" x 6' 4" (2.87m x 1.93m)

With radiator.

BATHROOM

With fitted white suite comprising bath, wash hand basin, WC, separate shower cubicle, cylinder and airing cupboard.

OUTSIDE

Front lawn and garden. Rear yard and lawn. Ample car parking with electric charging point.

ADDITIONAL INFORMATION

TERMS OF TENANCY

The property is available To Let unfurnished on an Assured Shorthold Tenancy for a period of six/twelve months at a rent of £995.00 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 costs of Oil, Electricity and Council Tax.

EPC Rating – to be confirmed

Council Tax Band C

North Yorkshire Council

There will be a fixed charge of £20 per calendar month for water.

NB: Pets will not be allowed at this property.

VIEWING

Strictly by appointment only with the Letting Agents, Lister Haigh on 01423 860322.

DIRECTIONS

Proceed out of Darley towards the Summerbridge to Otley Road. At the T junction, turn right. Go down the hill, past the former Darley Mill and up the hill on the other side taking the first turn down Dairy Lane. Oxen Close Cottage will be found off Dairy Lane after approximately 3/4 of a mile on the left-hand side 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 a member of our team on 01423 860322.

John Haigh, Managing Director

Giles Chaplin, Director, Planning and Development

Charlie Cowen, Lettings Manager

Debbie Matthewman, Sales Co-Ordinator

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



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;
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