



## **HUTTON HILL COTTAGE,** **HUTTON BANK, RIPON HG4 5DT**

**A WELL PRESENTED SEMI-DETACHED THREE BEDROOM PROPERTY OFFERING GOOD-SIZED ACCOMMODATION WITH LARGE GARDENS NEXT TO A WORKING PIG FARM SET IN A SEMI-RURAL LOCATION TO THE NORTH OF RIPON AND BEING WELL PLACED FOR ACCESS TO THE NEARBY A1(M), HARROGATE AND PATELEY BRIDGE.**

**RENT: £925 per calendar month  
including water charges**

**To Let on an Assured Shorthold Tenancy**



## LOCATION

Hutton Bank is situated to the north of the Cathedral City of Ripon in a semi-rural location offering good access to the nearby A1(M), Harrogate and the Nidderdale Area of Outstanding Natural Beauty (AONB).

## DESCRIPTION

A spacious and well-presented three-bedroom semi-detached property with a kitchen that has been recently replaced. The property offers a spacious living room with fireplace. The house offers storage space, double glazed windows, oil fired central heating and large gardens as well as off street parking. It is extremely well placed for access to Ripon the A1, and beyond.

The property is situated close to a working farm yard and consideration must be taken when viewing.

## ACCOMMODATION

### ENTRANCE HALL AND UTILITY

### DINING KITCHEN

Newly refurbished kitchen with base cupboards, stainless steel sink and new electric oven. Linoleum tile effect floor. Tiled walls. Boiler. Radiator. Understairs cupboard. Door leading to store cupboard. Door with outside porch leading to rear garden area.

### SHOWER ROOM

Newly fitted wet room with shower unit, WC with shelf over, wall handrail, wash hand basin with mirror over and radiator.

### FIRST FLOOR

#### BEDROOM ONE

Two windows to front and rear.

#### BEDROOM TWO

Window to side elevation. Storage cupboard.

#### BEDROOM THREE

Window to front elevation.

### WC

Low level WC and wash hand basin.

## OUTSIDE

Large lawned garden to front and side of the property with hedged boundaries. Rear porch. Small patio area. Ample off-street parking.

## ADDITIONAL INFORMATION

### Terms of Tenancy

The property is available To Let, unfurnished on an Assured Shorthold Tenancy for a minimum period of six/twelve months at a rent of £925 per calendar month, payable in advance.

In addition, 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.

Water charges are included in the rent.

Council Tax Band: A

North Yorkshire Council

EPC Rating: D

Please note: pets are not allowed at this property.

### Viewing

Strictly by appointment only with the sole letting agents, Lister Haigh on 01423 860322.

### Directions

On leaving Ripon city centre, head north taking the A61. Follow this over the River Ure and head uphill on Hutton Bank. The property can be found situated on the right hand side of the A61, adjacent to the farm buildings. The property will be marked by a 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**



## THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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