



ORCHARD COTTAGE

MIDDLETON QUERNHOW, RIPON HG4 5HX

A THREE BEDROOM PERIOD END OF TERRACE COTTAGE FRONTING THE VILLAGE GREEN AND BACKING ONTO OPEN FIELDS IN A QUIET RURAL VILLAGE LOCATION, WITHIN EASY REACH OF THE CATHEDRAL CITY OF RIPON AND THE MARKET TOWN OF THIRSK, AS WELL AS THE A1(M) AT JUNCTION 50. THE ACCOMMODATION HAS UPVC DOUBLE GLAZING AND OIL-FIRED CENTRAL HEATING AND BENEFITS FROM A GOOD-SIZED GARAGE/WORKSHOP AND OFF-STREET PARKING
NO CHILDREN OR PETS ALLOWED

RENT: £650 pcm

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is located within the Village of Middleton Quernhow approximately 2.5 miles from the A1(M) at Junction 50, 5 miles from the Cathedral City of Ripon, 9 miles from the market Town of Thirsk. Ripon offers an excellent range of Shops, Bars, Restaurants, Cafes, Doctors and Dental Surgeries, Supermarkets as well as Sporting and Recreational facilities.

DESCRIPTION

A Three Bedroom Period End of Terrace Cottage fronting the Village Green and backing onto open fields in a quiet rural Village location, within easy reach of the Cathedral City of Ripon and the market Town of Thirsk, as well as the A1(M) at Junction 50. The accommodation has UPVC double glazing and oil-fired central heating and benefits from a good sized garage/workshop and off-street parking.

ACCOMMODATION

SITTING ROOM 17' 6 max including area under stairs" x 12' 8" (5.33m x 3.86m)

Fireplace with log burning stove. Beamed ceiling. Window to front elevation. Stairs to First Floor.

CLOAKROOM

5' 9" x 2' 11" (1.75m x 0.89m)
Wc

KITCHEN

10' 6" x 10' 3" (3.2m x 3.12m)
Range of base and wall units incorporating stainless steel sink unit. Hotpoint double electric oven. Extractor hood.

UTILITY ROOM/DINING ROOM

11' 3" x 8' 11" (3.43m x 2.72m)
Radiator

FIRST FLOOR

FRONT BEDROOM

14' 8" x 13' 2" (4.47m x 4.01m)
Built-in wardrobe. Radiator. Windows to front and side elevation.

BEDROOM 14' 8 max" x 10' 7" (4.47m x 3.23m)

Radiator. Window to side elevation.

BEDROOM

8' 9" x 6' 4" (2.67m x 1.93m)
Cylinder and airing cupboard. Radiator. Window to side elevation.

HOUSE BATHROOM

7' 9" x 5' 8" (2.36m x 1.73m)

Modern white suite comprising bath with Mira shower over and shower screen. Low level WC. Pedestal wash hand basin. Partially tiled walls.
Radiator

OUTSIDE

Front garden. Driveway leading to garage/workshop
Rear garden.

ADDITIONAL INFORMATION

TERMS OF TENANCY

The property is available 'To Let' unfurnished on an Assured Shorthold Tenancy for a period of 6/12 months at a Rent of **£650 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, Water, Sewerage charges and Council Tax.

NO CHILDREN OR PETS WILL BE ALLOWED

APPLICATION FEE

There will be an Application fee of **£225** including VAT on all tenancy applications where there are up to 2 applicants.

Any further applicants will be charged at £95 including VAT.

Should a Guarantor be required, a further charge of £95 including VAT will be payable.

VIEWING

Strictly by appointment with the Letting Agents, Lister Haigh on 01423-322382

DIRECTIONS

Leave Ripon on the A61 travelling towards Baldersby and Thirsk. Take the turn on the left hand side for Melmerby. On entering the village of Melmerby, the road bears round to the left, where the main Village street begins. Turn right up the road signposted for Middleton Quernhow. Continue up this road and upon reaching the Village of Middleton Quernhow take the first turning on the left hand side into the Village. Continue along the Village green and Orchard Cottage will be found on the right 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:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

John Haigh (Knaresborough Office) on **01423 860322**

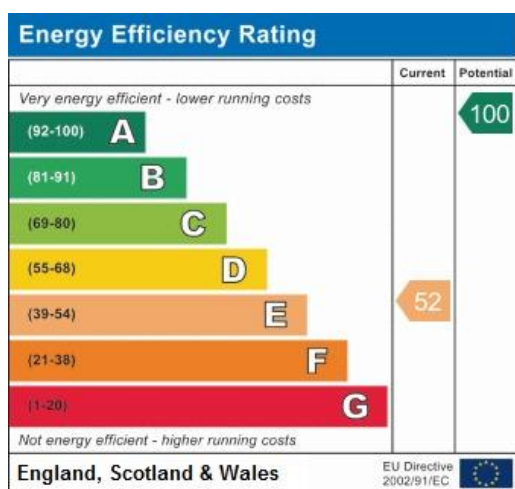
Andrew Hardcastle (Knaresborough Office) on **01423 860322**

VALUATIONS

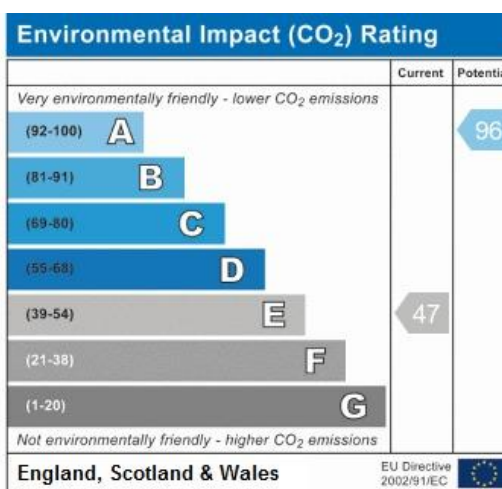
Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



Address:
Orchard Cottage, Middleton Quernhow



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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