



THE BOTHY, LEDSTON HALL, BACK NEWTON LANE, LEDSTON, CASTLEFORD, WF10 2GP
£1,600 per month

Carter Jonas

THE BOTHY, LEDSTON HALL, BACK NEWTON LANE, LEDSTON, CASTLEFORD, WF10 2GP

- Available Now
- Council Tax Band F
- Gas Central Heating
- Set within private grounds
- EPC Rating E

THE PROPERTY

Available now, The Bothy is a beautifully presented three bedroomed, stone-built detached character cottage nestled within the private grounds of the Ledston Hall Estate and approached via a private driveway though North Park and situated within walking distance from the popular village of Ledston.

The Bothy offers spacious living accommodation arranged over two floors, the ground floor briefly comprises a large living room with a feature log burning stove and garden views, a modern open plan kitchen/dining room with neutral fitted kitchen units, oak worktop, integrated oven and electric hob with plenty of space for a dining table as required, utility room with plumbing in situ for a washing machine and dryer as required.

Also situated to the ground floor is an exceptionally spacious double bedroom with fitted wardrobes, a naturally bright single bedroom which could also be utilised as an office and a modern bathroom suite comprising a separate bath, spacious walk in shower with white sanitaryware.

To the lower ground level, there is a neutral double bedroom and en-suite comprising a bath with shower over and white sanitaryware with a spacious cellar which can be utilised for storage purposes.

There is an external store and two parking spaces allocated with The Bothy, one with the benefit of an electric vehicle charging point.

Ledston Hall is situated within 15 miles of the city of Leeds, 23 miles from the spa town of Harrogate and 24 miles of the city of York, providing ease of access to these major service centres. The closest town to Ledston Hall is Castleford, situated within 3 miles.

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The major roadways of the A1, M1 and M62 are within 4 miles of the Hall, providing excellent means of access to the national roadway network. Leeds, Wakefield and York train stations provide ease of access to the railway network, offering commuter times of 90 minutes to London.

The Bothy is located within walking distance of the village of Ledston benefitting from a number of amenities. Ledsham village is located within 1.5 miles where the popular pub of The Chequers Inn can be found. Adjacent to Ledston Hall is the Ledston Equine Centre for equestrian enthusiasts.

Offered unfurnished.

Pets considered.

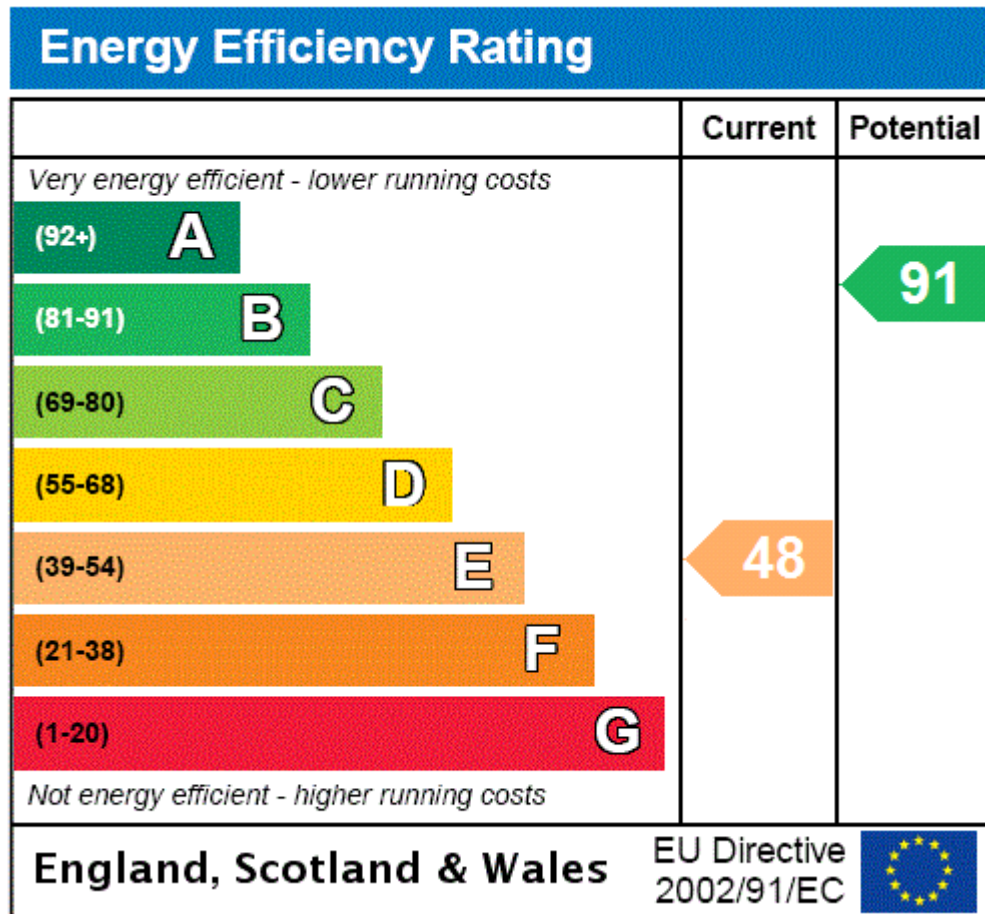
The deposit will be £1,846 (5 week's rent) at a rental value of £1,600 per calendar month.

The holding deposit will be £369 (1 week's rent) at a rental value of £1,600 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	Council Tax Band F





IMPORTANT INFORMATION

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