



**HAVEN END, GIVENDALE, RIPON, NORTH YORKSHIRE, HG4 5AD**  
£1,500 per month

**Carter Jonas**



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# HAVEN END, GIVENDALE, RIPON, NORTH YORKSHIRE, HG4 5AD

- Available now
- Pets considered
- EPC Rating D
- Oil fired central heating
- Council Tax Band E

## THE PROPERTY

Available now, Haven End is a delightful three-bedroomed detached cottage which forms part of the renowned Newby Hall Estate.

Accessed via a private rural track, Haven End offers a rural, yet private location whilst benefitting from picturesque, far-reaching views in every direction.

This charming family home provides well-proportioned living accommodation over two floors. The ground floor briefly comprises a welcoming reception hall, living room with an open feature fireplace and lovely garden views, dining room with a log burning stove, spacious kitchen which provides an array of fully fitted neutral units and plenty of space for a cooker and white goods as required and a WC which is also conveniently situated on the ground floor.

To the first floor, three double bedrooms are situated alongside a modern family bathroom suite which comprises a WC, basin, walk in shower and free-standing roll top bath.

Externally there is a fantastic garden which forms part of this spectacular property with a variety of small outbuildings and a single garage, all of which can all be utilised for storage purposes.

Enjoying a rural position in the small hamlet of Givendale, Haven End sits just 4.5 miles from the Cathedral City of Ripon, 15 miles from the Spa town of Harrogate and 26 miles from the City of York which makes the property ideal for family living and for someone with commuter needs whilst benefitting from easy access to a variety of shopping, leisure and educational facilities in the local

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area with the renowned Ripon Grammar School only a short distance away.

Please note that no oven or white goods will be provided with this property.

A unique opportunity and a must to view.

Offered unfurnished.

Pets considered.

The deposit will be £1,730 (5 week's rent) at a rental value of £1,500 per calendar month.

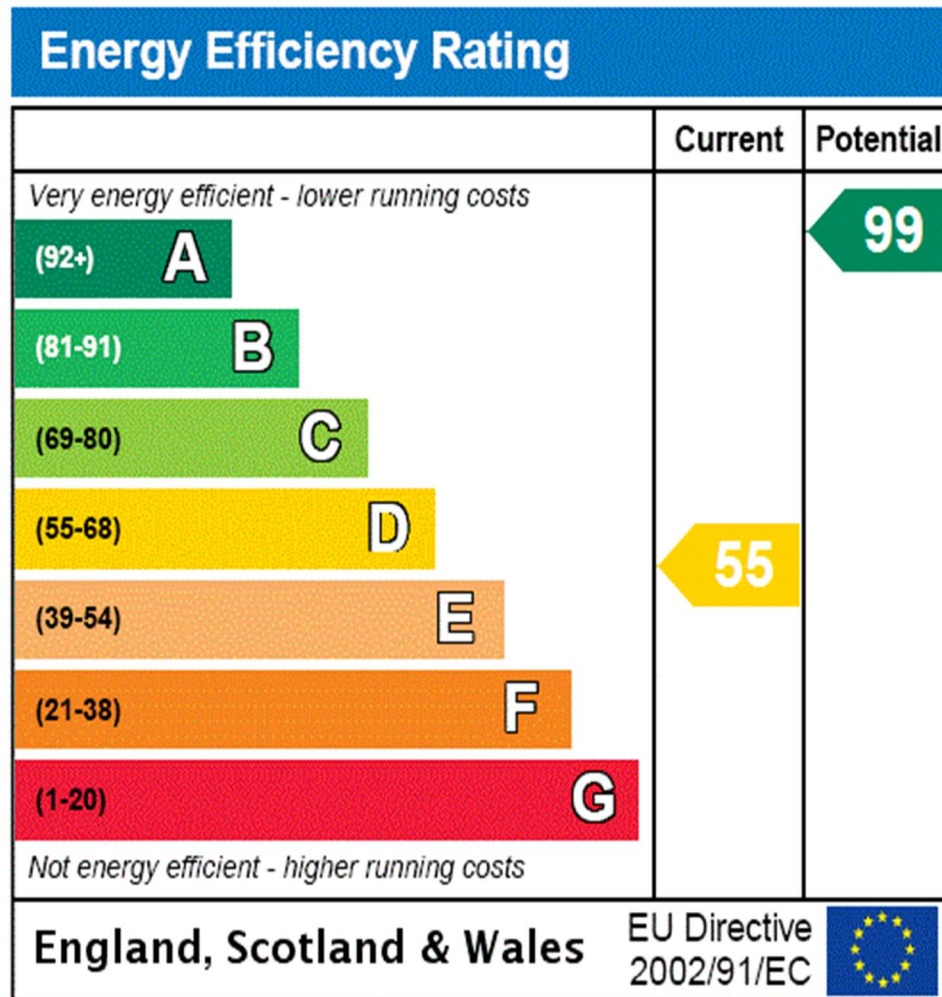
The holding deposit will be £346 (1 week's rent) at a rental value of £1,500 per calendar month.

**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 E







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#### IMPORTANT INFORMATION

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