



**ORCHARD VIEW COTTAGE, HOWE, THIRSK, NORTH YORKSHIRE, YO7 4HU**  
£800 per month

**Carter Jonas**



# ORCHARD VIEW COTTAGE, HOWE, THIRSK, NORTH YORKSHIRE, YO7 4HU

- Available Mid-November
- Located within the popular hamlet of Howe
- EPC Rating E
- Council Tax Band C
- Oil fired central heating

## THE PROPERTY

Available mid-November, we offer to you Orchard View Cottage, a lovely two bedroomed detached property located in the small, rural Hamlet of Howe and only a short drive away from the bustling market town of Thirsk.

In brief, the ground floor briefly comprises a well-proportioned living room with an open fire, dining room with log burning stove and understairs storage cupboard, fully fitted gally kitchen with plumbing in situ for a washing machine as required and a downstairs WC whilst the first floor offers two naturally bright double bedrooms and a modern walk-in shower room.

Externally Orchard View Cottage benefits from two small outbuildings which can be utilised for storage purposes, open views to the rear with a delightful lawned garden surrounding the property.

Situated within a short distance of Thirsk town centre, this property is ideally located for ease of access to various shops and restaurants and would be ideal for any professionals with commuter needs, as Thirsk and Northallerton train stations are only a short distance away.

The property is also in close proximity to the A1 for ease of wider commuting.

This property sits just under 6 miles from the busy town of Thirsk, 7.5 miles from the City of Ripon, 11 miles from Northallerton and 19 miles out of the spa town of Harrogate.

Available mid-November, we offer to you Orchard View Cottage, a lovely two bedroomed detached property located in the small, rural Hamlet of Howe and only a short drive away from the bustling market town of Thirsk.





The nearby market towns of Thirsk and Northallerton offer excellent everyday shopping facilities and are both well known for their restaurants and shops.

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

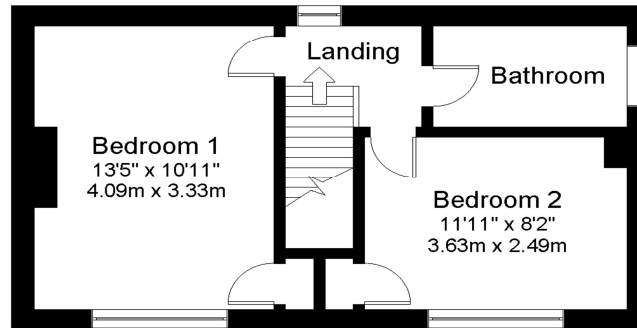
The deposit will be £923 (5 week's rent) at a rental value of £800 per calendar month.

The holding deposit will be £184 (1 week's rent) at a rental value of £800 per calendar month.

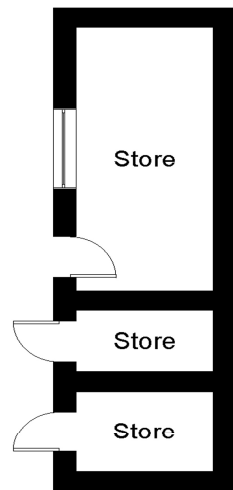
## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band C

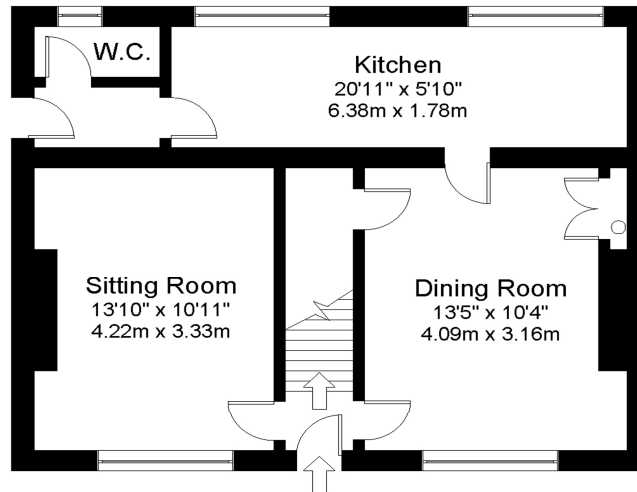




First Floor



Outbuilding




Ground Floor

Gross internal floor area excluding Outbuilding  
(approx.): 84.5 sq m (910 sq ft)

Not to Scale. Copyright © Apex Plans.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>103</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk

**carterjonas.co.uk**

Offices throughout the UK



Classification L2 - Business Data

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.