



3 WHITE QUARRY COTTAGE, CHANTRY LANE, STUTTON, TADCASTER, LS24 9NQ
£1,300 per month

Carter Jonas

3 WHITE QUARRY COTTAGE, CHANTRY LANE, STUTTON, TADCASTER, LS24 9NQ

- Available now
- Oil Central Heating
- EPC Rating E
- Council Tax Band B
- Pets Considered
- Off Street Parking

THE PROPERTY

Available now, we offer to you 3 White Quarry Cottage, a delightful three bedroomed end of terrace character cottage, accessed via a private road and surrounded by beautiful countryside views.

Please note an access plan will be provided upon scheduling a viewing showing the best access routes available to 3 White Quarry Cottage - Please do not follow the directions provided on any satellite navigation systems.

In brief, the ground floor briefly comprises a light and welcoming entrance hall, a well-proportioned living room with a working open fire and a spacious open plan kitchen dining room area with a selection of neutral fitted units with Belfast sink, integrated oven and hob with plenty of space for a dining table as required and the benefit of a log burning fire.

To the first floor, 3 White Quarry Cottage comprises of three bedrooms, two double and one single, all boasting natural light with a family bathroom suite comprising a bath with shower over and separate WC.

Externally, there are attractive and well-maintained gardens to the front and rear of the property with a small outhouse which can be utilised for storage purposes with parking available for two vehicles.

This beautiful stone built cottage is situated just over one mile away from the village of Stutton, 3 miles from the market town of Tadcaster and 8 miles from the busy town of Wetherby.

Available now, we offer to you 3 White Quarry Cottage, a delightful three bedroomed end of terrace character cottage, accessed via a private road and surrounded by beautiful countryside views.



For the commuter, No.3 White Quarry Cottage is approximately 13 miles from York City Centre, 14 miles to the City of Leeds and 18 miles out of the spa town of Harrogate.

Easily accessible to schooling nearby with Riverside Primary School and Tadcaster Grammar School only a short distance away.

Please note there is an additional charge of £50.00 per calendar month for the water supply and sewage costs to the property, all of which are provided and maintained by the Landlord.

Fibre broadband is also available.

There is a walled vegetable garden, part of which can be used, by arrangement.

Pet friendly at Landlord's discretion.

The deposit will be £1,500 (5 week's rent) at a rental value of £1,300 per calendar month.

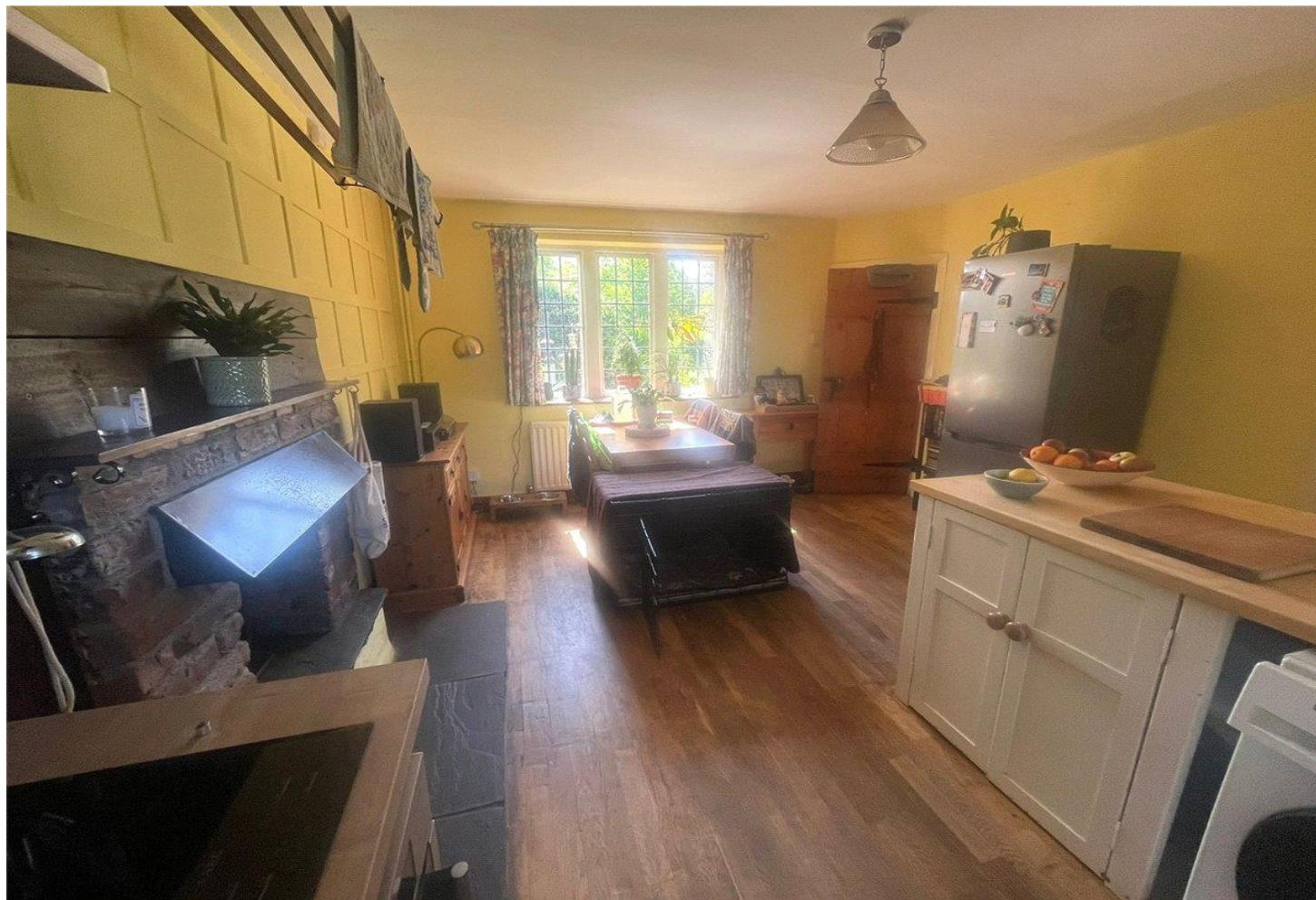
The holding deposit will be £300 (1 week's rent) at a rental value of £1,300 per calendar month.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months, longer terms will be considered

Viewing Strictly by appointment only

Local Council Tax Band B
Authority



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		102
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
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



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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.