



**WOODGATE COTTAGE, MOOR ROAD, BISHOP MONKTON, RIPON, HG3 3QF**  
£1,250 per month

**Carter Jonas**



# WOODGATE COTTAGE, BISHOP MONKTON, HARROGATE, HG3 3QF

- Available Immediately
- Gas Central Heating
- EPC Rating E
- Council Tax Band D
- Pets Considered

## THE PROPERTY

Available immediately, we offer to you Woodgate Cottage, a lovely three bedroomed, semi-detached property situated in the sought-after village of Bishop Monkton.

In brief, the ground floor comprises a well-proportioned living room with a gas feature fireplace, brand new fully fitted kitchen including an integrated oven, hob and fridge-freezer with plumbing in situ for a washing machine as required, a small larder cupboard and a separate dining room.

Upstairs, there are three double bedrooms with a bathroom including a shower over the bath with basin and separate WC.

Externally, there is a well-maintained garden surrounding the property with plenty of car parking and a single garage.

The beautiful village of Bishop Monkton has a lot to offer including a public house, church and village hall.

This property sits just under 5 miles from the City of Ripon, 6 miles from the busy town of Boroughbridge, 8 miles from Knaresborough, 10 miles out of the spa town of Harrogate and 25 miles from York City Centre.

The nearby cathedral City of Ripon and spa town of Harrogate offer excellent everyday shopping facilities and are both well known for their restaurants, theatres and numerous historic points of interest.

Pets considered.

The deposit will be £1,442 (5 week's rent) at a rental value of £1,250 per calendar month.

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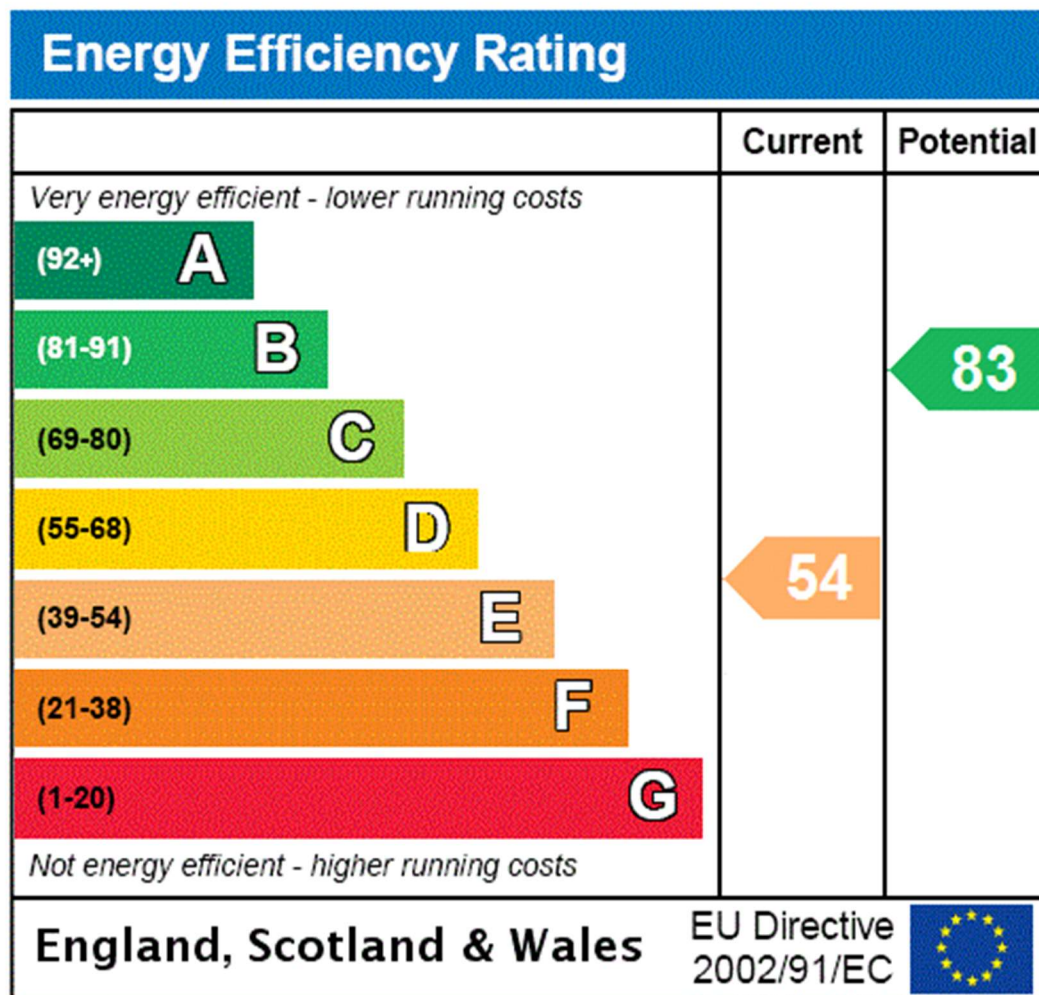
The holding deposit will be £288 (1 week's rent) at a rental value of £1,250 per calendar month.

**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 D







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### IMPORTANT INFORMATION

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