



Laurel Cottage Carthorpe, Bedale, DL8 2LG
£1,400 Per Calendar Month

JOPLINGS
Property Consultants



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A spacious four bedroomed stone built character cottage located in the picturesque rural village of Carthorpe, Bedale.

Upon entering, you are greeted by a large open plan living dining kitchen with integrated appliances perfect for relaxing with family or entertaining guests. With four bedrooms, there is plenty of space for a growing family.

The property features a home office, living room with an open fire, downstairs WC, bootroom/utility and house bathroom with bath and shower cubicle. The 12-month tenancy offers stability and peace of mind for those looking to settle in this lovely abode for an extended period.

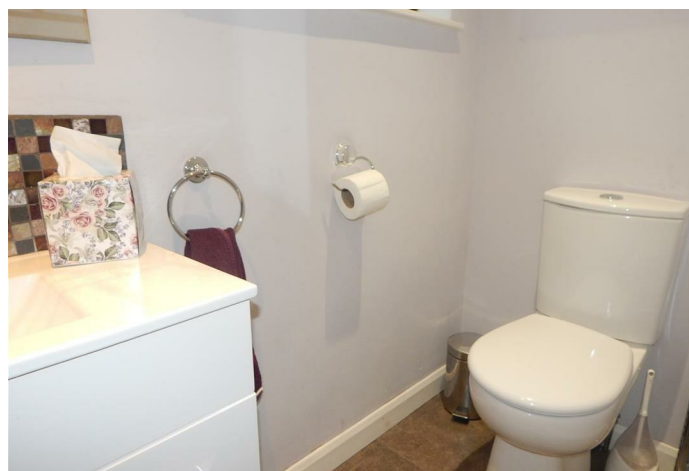
Situated between the market towns of Bedale, Thirsk, and Ripon, you'll have easy access to a variety of amenities, including shops, restaurants, and local attractions. Additionally, the good transport links to the A1 make commuting a breeze for those who work in nearby cities.

If you are seeking a home with character, charm, and a warm ambiance, this cottage in Carthorpe is the perfect choice for you.

- Spacious Stone built Cottage
- Picturesque village with good road links
- Enclosed Garden
- Modern Kitchen
- 4 Double Bedrooms
- Downstairs WC
- 12 Month Tenancy, No Smokers
- Deposit - £1615.00
- Council Tax Band D
- Available August, EPC - E

DIRECTIONS

FROM RIPON: Head out from the Ripon Bypass on the A61 towards Thirsk. When you reach the A1(M) take the first left at the access roundabout onto the A6055. Continue on this road and take a left turn signposted Burneston. In the village of Burneston turn left at the T junction and continue a short drive into Carthorpe. Turn right into the centre and proceed towards the end of the village. The property will on the right hand side, identified by our To Let board.



PROPERTY

Entrance
Timber Entrance door with Double Glazed pane gives access into the property.

Entrance Vestibule
Coat hooks

Door leading into the property.

Home Office
12'3 x 8'6
UPVC Double Glazed window to the Front. Carpet. Radiator.

Dining Kitchen
21'4 x 15'10
Stairs leading to the First Floor.

Kitchen Area
UPVC Double Glazed window to the Rear. A range of base and wall units with coordinating granite work surface over. Corner inset one and a half sink and drainer with mixer tap. Rangemaster Classic 100 Electric Range with granite splashback and Rangemaster extractor over. Integrated appliances: dishwasher Recessed lighting. Tiled flooring.

Dining Area
Cast iron fireplace with tiled hearth. Carpet. Radiator.

WC
7' x 3'
Opaque UPVC Double Glazed window to the Rear. Suite comprises: low level WC and wash hand basin with mixer tap with vanity unit below. Continuation of the tiled flooring. Recessed lighting. Chrome ladder style towel rail.

Boot Room/Utility
9'1 x 5'7 and 13'2 x 6'1 plus 6' x 3'7
Tiled corridor with room for fridge freezer leads through to the Boot Room/Utility. Timber part Double Glazed door and further UPVC Double Glazed high-level window leads out to the Rear Garden. High-level timber window into the corridor. Space and plumbing for washing machine. Built-in storage cupboards. Tiled flooring. Recessed lighting. Radiator.

Door leads through to the Living Room.

Living Room
18'4 x 14'3
2x UPVC Double Glazed windows to the Front. Open fire with oak surround and tiled hearth. Feature beams. Carpet. Radiator.
Timber door leads through to the Boot Room/Utility.

First Floor
Landing
UPVC Double Glazed window to the Rear. Loft access. Carpet. Radiator.

Bedroom 1
19' x 9'
UPVC Double Glazed window to the Rear. Built-in wardrobe. Feature beams. Carpet. Radiator.

Bedroom 2
14'5 max x 11'
UPVC Double Glazed window to the Front and 2 further high level opaque windows through to the Landing. Built-in wardrobe. Feature beams. Recessed lighting. Carpet. Radiator.

Bedroom 3
17'11 x 6'11
L-shaped room with UPVC Double Glazed window to the Front. Recessed lighting. Radiator.

Bedroom 4
14'3 x 10'1
Entrance to bedroom has a shelved alcove. Three steps lead down into the room. 2x rooflight windows to the Rear. Under eaves storage cupboards. Feature beams. Carpet. Radiator.

NB: This room has some restricted head height.

Bathroom
10'6 max x 7' max
Opaque UPVC Double Glazed window to the Front. Suite comprising: bath with mixer tap, corner shower cubicle with thermostatically controlled shower, wash hand basin with vanity unit and corner WC. Fully tiled walls. Feature beams. Cupboard housing the hot water cylinder. Recessed lighting. Chrome ladder style towel rail.

To the Outside

Rear Garden
Garden is mainly laid to lawn with mature borders. Paved patio seating area. Timber shed.

Viewings
All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694802.

Application Process
Applicants should be aware that in order to satisfy the criteria of our reference agency your gross income should be 2.5 times the monthly rent and you must be in permanent employment. In addition you must have been resident in the UK for a minimum of 6 months. The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform basic 'immigration status checks' on all prospective tenants before allowing them to sign a tenancy agreement. These checks are required regardless of whether the prospective tenant(s) are UK citizens or not, and usually require nothing more than a simple passport check if you're a UK or European citizen, or a simple visa/permit check otherwise. A basic application form must be completed, on completion of an application form, please provide identification & proof of residency (driving licence/passport/visa/permit/utility bill). This information is then used by our referencing company Rightmove Landlord & Tenant Services who will contact you direct & request you complete a more detailed application form, either by email or phone. The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.

Referencing
Upon Joplings receiving a final report regarding your reference from Rightmove Landlord & Tenant Services Joplings will confirm this by phone and in writing. The first months rent & deposit are payable on your commencement date and must be cleared funds. All named Tenants are required to be present for signing the Tenancy Agreement prior to keys being released. We do not have facilities to take debit or credit cards, and personal cheques are not acceptable therefore, all payments must be made by either cash, bank transfer or bankers draft made payable to Joplings. NB: if paying by bank transfer your payment must be received into Joplings account prior to the tenancy commencement date.

Services
Mains Water and Drainage
Electricity & Oil

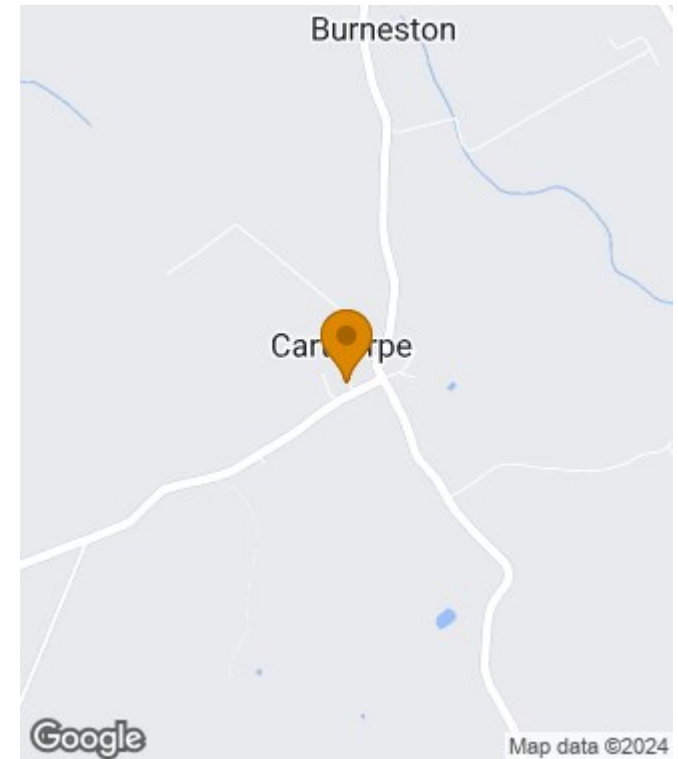
Telephone & Broadband
See Ofcom checker and Openreach website for more details.

Additional Information
The tenant will be responsible for Council Tax and Utility Bills. Council Tax Band D

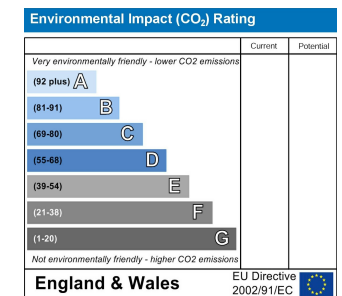
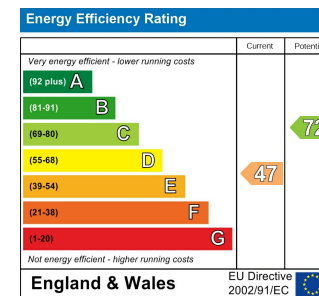
Opening Hours
RIPON:
Monday -Thursday 9.00 a.m - 5.30 p.m
Friday 9.00am - 5.00pm
Saturday 9.00 a.m - 1.00 p.m
Sunday Closed

Joplings Information
Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

AREA MAP



ENERGY PERFORMANCE GRAPH



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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.