



1 MARKENFIELD HALL COTTAGE

Markenfield Hall, Ripon, North Yorkshire HG4 3AD



GSC GRAYS

PROPERTY • ESTATES • LAND

1 MARKENFIELD HALL COTTAGE

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Set within the renowned Markenfield Estate, 1 Markenfield Hall Cottage is a 2-bedroom, semi-detached cottage with Electric Storage Heating System and off street parking in a rural location.

- 2-bedroom, semi-detached cottage
- Electric Storage Heating System
 - EPC Rating E
- Council Tax Band B
- Off Street Parking



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Ameities

Set within the renowned Markenfield Estate, 1 Markenfield Hall Cottage sits approx. 4 miles from Ripon, 9.5 miles from the spa town of Harrogate and 27 miles from York just off the A61 Ripon to Harrogate road.

Accommodation

The ground floor features a living room complete with a log-burning fire. The kitchen offers a range of fitted units, an electric oven and hob, and designated spaces for a washing machine and slimline dishwasher if desired. In addition there is a ground floor WC and a understairs storage cupboard.

On the first floor, there are two double bedrooms and a modern family bathroom including a bath with shower over and white sanitaryware.

Externally

The cottage has a well-kept garden surrounding the property with mature shrubs and boarders. Car parking is available for one car only at Markenfield Hall as shown on the attached plan. Cars can not be parked at the cottage.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy £925 per calendar month. In addition, a deposit of £1,067 is payable.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days, or a longer period should this be agreed.

If at any time during that period you decide not to proceed with the tenancy, your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and should it transpire that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with any of the above, your deposit will be refunded within 7 days. Should you be offered, and accept to progress with a tenancy, your holding deposit will be credited to the first months rent due for the related property.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with any of the above, your deposit will be refunded within 7 days. Should you be offered, and accept to progress with a tenancy, your holding deposit will be credited to the first months rent due for the related property.

References

The Landlords agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Smoking and Pets

Pets may be considered

Local Authority

Ripon City Council

Council Tax

For Council Tax Purposes the property is banded B.

Services

Mains electricity and water, electric night storage heating.

Particulars and Photographs

Photographs taken in August 2025 and Particulars written in August 2025.

Viewings

- Strictly by appointment only. Please contact our Boroughbridge Office on 01423 740120 to arrange a viewing of require further information.

Disclaimer

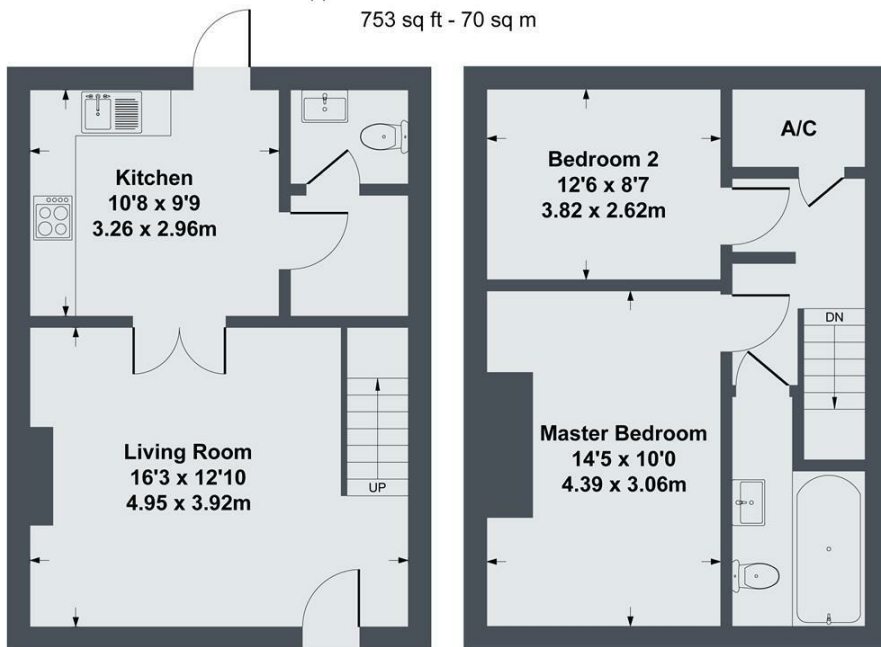
GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any



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Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR

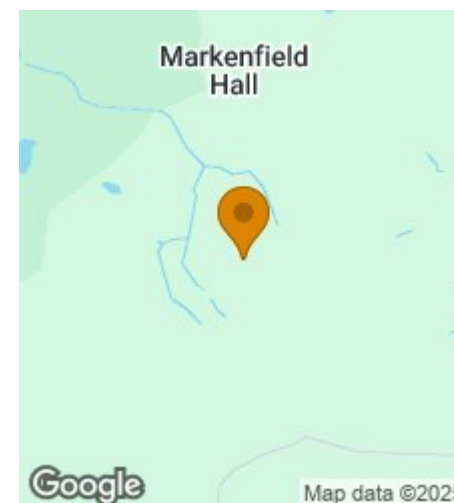
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.