



HUGGINS HOUSE, WALSHFORD, WETHERBY, NORTH YORKSHIRE, LS22 5HT
£1,800 per month

Carter Jonas

HUGGINS HOUSE, WALSHFORD, WETHERBY, NORTH YORKSHIRE, LS22 5HT

- Available Now
- Located within the popular hamlet of Walshford
- Pets Considered
- EPC Rating E
- Council Tax Band F
- Oil fired central heating

THE PROPERTY

Situated in the picturesque hamlet of Walshford, Huggins House is a lovely, light and welcoming four bedroomed detached property, located on the edge of the popular Ribston Estate.

This well-presented property offers spacious living accommodation, a beautiful location and would be ideal for anyone with commuter needs.

The accommodation briefly comprises a spacious entrance hall, living room with an open fire, dining room, breakfast kitchen with fitted cabinets and integrated dishwasher, utility room with fixed shelves and storage, four bedrooms, two bathrooms and a small workshop.

Huggins House offers oil fired central heating, ample off-road parking for a number of vehicles, an outbuilding for storage purposes and lawned gardens, which surround the property just off Avenue Road.

Nestled within the popular hamlet of Walshford, this property sits just 5 miles from Wetherby, 9 miles from the spa town of Harrogate, 10 miles from the bustling town of Boroughbridge and 17 miles from the historic City of York.

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

There are also a good selection of public and private schools in the local area.

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This property offers ample parking, external bathroom, coal store, workshop and store facilities.

Pets considered.

The deposit will be £2,076 (5 weeks' rent) at a rental value of £1,800 per calendar month.

The holding deposit will be £415 (1 weeks' rent) at a rental value of £1,800 per calendar month.

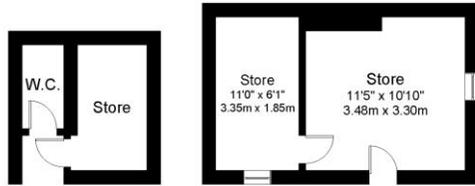
ADDITIONAL INFORMATION

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

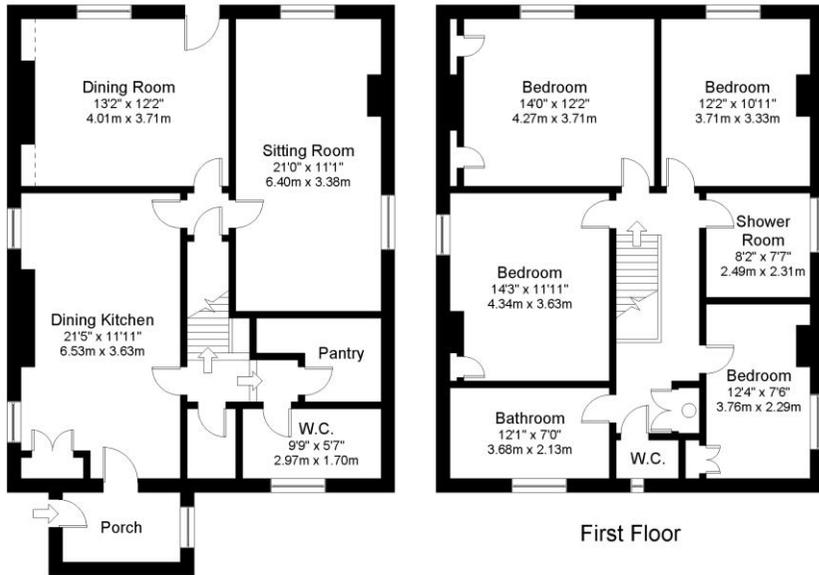
Viewing Strictly by appointment only

Local Council Tax Band F
Authority





Outbuildings



Ground Floor

First Floor

Gross internal floor area excluding Outbuildings (approx.): 163.9 sq m (1,764 sq ft)
Not to Scale. Copyright © Apex Plans.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 92 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 41 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



IMPORTANT INFORMATION

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