





DENBY COTTAGE is a beautifully presented cottage with an abundance of character. It has been renovated to an excellent standard with high quality fixtures and fittings. There is an entrance hallway with wooden flooring with a handy cloaks.wc off. There is a front facing living room providing a cosy space to relax. The kitchen has the "wow" factor and is a spacious light and airy room, perfect for entertaining what ever the weather, with bi-folding doors for the summer months and a multi fuel burning stove for cold winter evenings along with under floor heating. The kitchen is perfect for the person who likes to cook complete with an island breakfast bar and is fitted with a range of integrated appliances including a halogen hob, electric oven, integrated fridge freezer and microwave.

To the first floor there are two double bedrooms, the main bedroom has built in wardrobes. There is a stylish bathroom/shower room with four piece suite, fitted with a recessed television at the end of the bath, perfect for long soaks in the tub catching up with your favourite programs.

Externally there is a utility room which houses the boiler and has plumbing for washing machine. There is a large rear garden, a useful shed with light and power and a summerhouse. Due to the size of the garden, prospective tenants must enjoy gardening in order to keep things in order. To the front of the property, there is parking for two cars.

This really is a special home and a unique opportunity to enjoy village life in a home to be proud of.



LOCATION Wath is a quaint village approx. 5 miles from Ripon and approx. 8 miles from Thirsk. The village has The George Country Inn, a bus to Burneston Primary School, the high schools are Ripon Grammar and Ripon Outwood Academy. There are doctors surgeries in Ripon & Masham.

IMPORTANT INFORMATION Postcode: HG4 5ET.

Style of property: Stunning spacious cottage with character.

Council tax band: TBC.

EPC Rating: C.

Heating type: Oil fired central heating.

Glazing: Double Glazing.

Parking: Parking for two cars to the front of the property.

Appliances included: Halogen hob, electric oven, fridge freezer and microwave.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £36,000.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£276.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to



you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £1,384.00 This will be refunded at the end of the tenancy subject to terms and conditions.





Ground Floor



First Floor




Denby Cottage Wath

Total area: approx. 96.8 sq. metres (1042.0 sq. feet)



LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
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