



**4 TOWN HALL COTTAGES  
RIPLEY, HG3 3AX  
£1,200 PCM**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

## UNFURNISHED

A rare opportunity to live in this attractive Grade II Listed cottage property situated in the historic village of Ripley, to the north side of Harrogate. The village offers beautiful countryside living and has a wealth of amenities including post office, town hall, public house and a selection of independent shops.

The well appointed property benefits from central heating and comprises: Entrance vestibule, living room, modern kitchen and dining room with bi folding doors leading to enclosed patio area and private lawned garden. To the first floor there are two double bedrooms and a stylish modern house bathroom.

To the rear of the property is a private parking space for one vehicle and at the front there is a off street parking space also for one vehicle.

Ripley is within easy reach of Harrogate, Ripon and The Dales and is on the 36 bus route which runs between Ripon and Leeds, via Harrogate.

**2 Bedrooms**

**1 Reception Room**

**1 Bathroom**

**Available Now**

**£1,384.61 Returnable Bond**

**No Smokers/Pets**

**Council Tax: D - £2,185.83**

**Energy Rating: D**



### DIRECTIONS - HG3 3AX

From Harrogate take the Ripon Road, through Killinghall to Ripley. On entering the village along Main Street Town Hall Cottages are on the right hand side.

### APPROXIMATE DISTANCES

Town Centre	3.5 miles
Railway Station	3.5 miles
Bus Route	30 metres
Airport	15 miles