



MERIT ESTATES

THE FARM AT RANTON
RANTON, THIRSK, YO7 3PH



ESTATE PROPERTY TO LET

FOR AND ON BEHALF OF

**FOLJAMBE
ESTATES** 

The Farm at Ranton

A four-bed detached Georgian farmhouse located in the village of Ranton, North Yorkshire

£ 1,750 PCM (£21,000PER ANNUM)

AVAILABLE: Immediately

Property Description:

A delightful four-bedroom Georgian Farmhouse located within the heart of the Village of Rainton, North Yorkshire. The property is finished to a high standard throughout and benefits from charming front and rear enclosed gardens, as well as a large double garage.

Location:

The Farm at Rainton, Rainton, Thirsk, North Yorks, YO7 3PH

Detail:

- Large kitchen, food prep room and pantry
- Four first floor bedrooms
- Ground floor toilet
- First floor bathroom & two ensembles
- Large double garage
- Charming front and rear enclosed gardens

Tenancy and Deposit:

The property is offered to let under an Assured Shorthold Tenancy for an initial fixed period of six months. Rent is paid monthly in advance on the term date. A deposit of five weeks rent will be required and protected throughout the term of the lease.

A holding deposit may be taken to secure the property, which will be deducted from the first month's rent.

Services:

- Mains gas central heating
- Mains water supply
- Mains sewage

Pets & Smoking Policy:

Tenants are not allowed to smoke within the premises. Up to two well behaved dogs are permitted, but no cats allowed. Such permissions may be withdrawn if the dogs are a nuisance.

Viewings and Applications:

All enquiries and viewings are to be directed to Will Parker MRICS as Land Agent or James Gillow as Assistant Surveyor for and on behalf of Foljambe Estates.

Email: will@merit-estates.co.uk | james@merit-estates.co.uk

Telephone: 07863 209382 | 07383 011583

All applicants will be required to attend an interview with the Land Agent in addition to Credit Referencing and previous Landlord Character Referencing. To start visit:
<https://go.canopy.rent/H4ewxZhT1J2qohN48>

Council Tax: Band F

Energy Performance Certificate: D-57

Legal:

These particulars have been prepared in accordance with the Consumer Protection From Unfair Trading Regulations to give a fair overall description of the property.

All measurements are approximate. Any services commented upon have not been tested by the Agents.

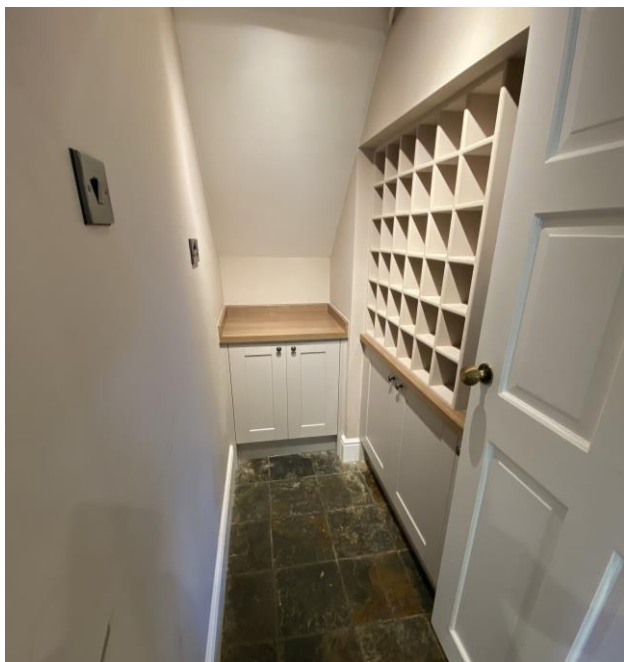
Particulars prepared: May 2022

Photographs taken: May 2022



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Further Images:



Floorplans:

