



JASMINE COTTAGE
Healey, Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND

JASMINE COTTAGE

Ripon, HG4 4LH

An attractive, character, semi-detached cottage situated in a highly sought-after hamlet.

ACCOMMODATION

Jasmine Cottage is beautifully presented throughout with a high-quality finish, neutral decoration and an array of charming features mixed with contemporary fixtures and fittings and eco-friendly services.

The property briefly comprises an entrance hall/utility, ground floor w.c, spacious living and dining kitchen and a sitting room. There are three double bedrooms and a house bathroom to the first floor.

Character features of note include exposed beams and timbers, stone-flagged flooring, latch doors, various alcoves and a light living area within the dining kitchen with a glazed roof showcasing the fantastic, open views over rolling countryside and fields to the rear.



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Situation and Amenities

Healey is a small hamlet set within the rural Yorkshire Dales, yet close to the historic Georgian market town of Masham, approximately 3 miles away. There is a church within the village and an abundance of walks on the doorstep.

Masham has a number of popular local attractions including Theakstons and Black Sheep Breweries as well as Swinton Park, hotel, restaurant and spa. In addition, there is a good range of independent and national retailers, cafes and restaurants, post office, primary school and a doctors surgery. Masham has a regular bus service around the locality. Secondary educational opportunities are available at nearby Ripon, Leyburn and Bedale, as well as a variety of additional amenities, sports clubs and shops.

Leyburn 13 miles, Bedale 9.5 miles, Ripon 12.5 miles, Northallerton 17.5 miles, Harrogate 25 miles and York 42 miles. The A1 (M) at Leeming Bar is 11 miles away. East Coast Mainline train services can be found at Northallerton and Thirsk, whilst there are national and international flights available from Teesside International Airport and Leeds Bradford Airport (37 miles). Please note all distances are approximate.





Accommodation

The property enters into an entrance hall/utility with fitted units, a Belfast sink and storage. Doors lead through to the living accommodation and the ground floor w.c.

The spacious living and dining kitchen is open-plan with a triple aspect, sage green-fronted units with quartz worktops, integrated dishwasher, double oven/microwave and an induction hob as well as a pantry cupboard, fridge, freezer and double Belfast sink. There is ample space for a dining table and seating area with a log-burning stove, patio doors leading out to the rear garden and a balcony from the second bedroom.

A staircase leads up to the first floor and a door gives access to the sitting room, which has a log-burning stove, exposed beams, a useful substantial under-stairs storage cupboard and a window overlooking the rear garden.

To the first floor, there are three bedrooms, all of which are good-sized doubles. There is a loft hatch and a useful airing cupboard, both accessed from the landing.

The principal bedroom is a good-sized double with fitted storage, a feature fireplace and a window to the rear showcasing the views. The second bedroom has a balcony overlooking the living and dining kitchen and a window to the side. The third bedroom has a window to the front, whilst the house bathroom has a neutral suite with a bath, walk-in shower, basin, w.c and a window to the front with exposed timber lintel.



Externally

The property has a low-maintenance garden to the front with lawns and paved pathways leading up to the front door. There is a side gate giving access to the driveway, which provides ample parking for several vehicles.

To the rear of the property, there is a garden separated on various levels with several flower beds, borders and seating areas to enjoy the view. There are also two timber sheds and a greenhouse as well as a small feature pond.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £1,300 per calendar month, payable in advance by standing order. In addition, a deposit of £1,500 shall also be payable prior to occupation.

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 such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then 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 if it turns out 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 the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

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

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Services and Other Information

Property is served by air source heating with underfloor heating to the ground floor, mains electricity and water connected. There are solar panels at the property and water treatment plant drainage. There is also an EV charger available.

Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629

Local Authority and Tax

North Yorkshire Council. Council tax band C.

Particulars and Photographs

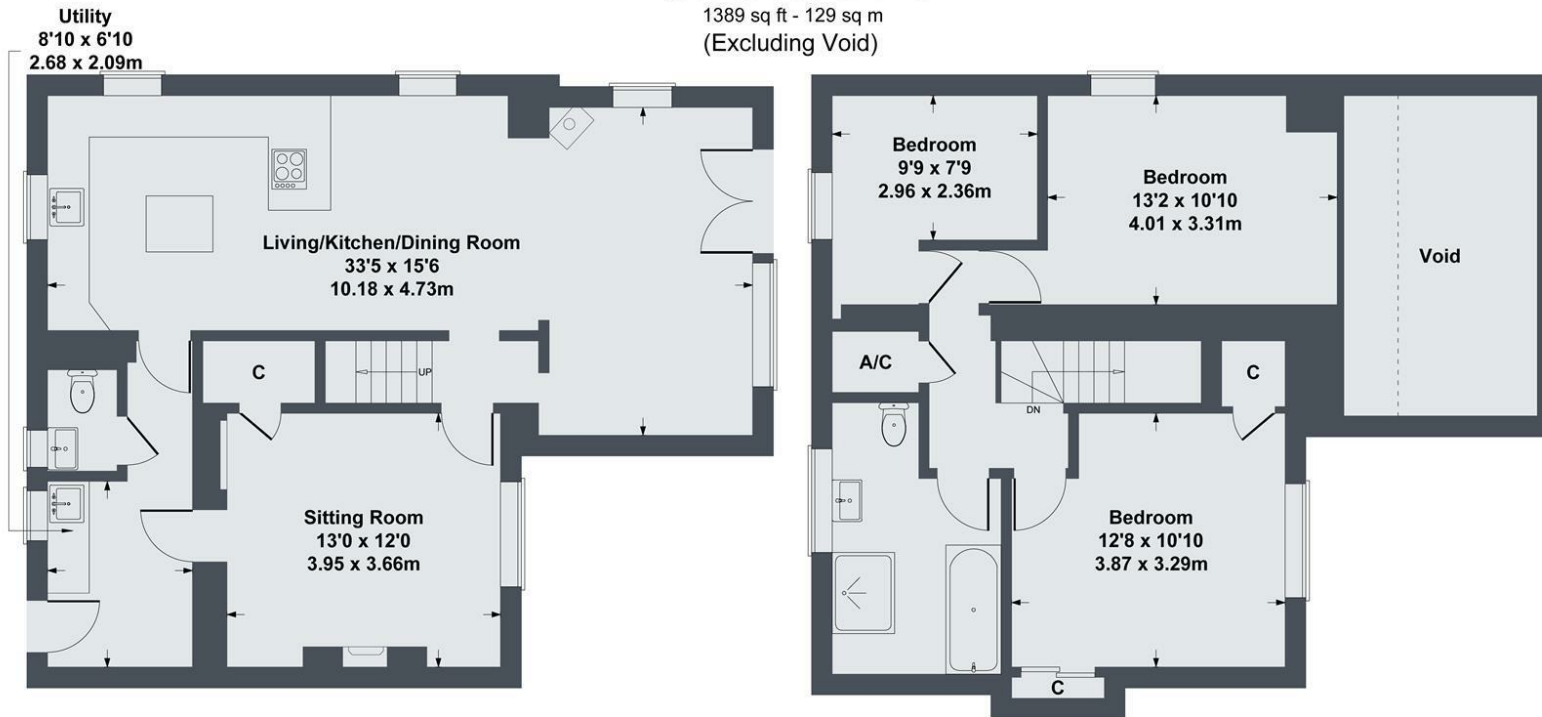
Particulars prepared and photographs taken November 2025.

Jasmine Cottage, Healey, HG4 4LH

Approximate Gross Internal Area

1389 sq ft - 129 sq m

(Excluding Void)



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		90
(81-91) B		
(69-80) C		65
(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 



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.