



SOLO

the modern estate agent

**4 Doublegates Mews, Clothierholme Road, Ripon,
HG4 2LZ**

Stylish modern home in a convenient location

RENT PCM

£950 pcm





WELCOME

A great opportunity to rent a superbly maintained and immaculately presented home in an ideal location for schools, amenities, countryside walks and Ripon centre. This exemplary property reveals tastefully decorated accommodation combined with high specification and stylish features to create a modern but relaxed ambience. The driveway, garage and rear garden ensure every box is ticked, making this attractive home perfect for the discerning tenant.

INSIDE

Stepping into the hallway reveals the stairs to the first floor and the useful downstairs toilet with modern suite. The carefully designed and effortlessly stylish kitchen thoughtfully maximises the available space with an appealing range of contemporary units including a 'breakfast' bar, induction hob and extractor over. Integrated Neff appliances include a double oven, fridge freezer and dishwasher. The sitting room offers great flexibility for a variety of configurations and leads into the versatile sun room.



On the first floor, the master bedroom features a range of wardrobes and an en-suite shower room. A recessed cupboard houses the 'combi' central heating boiler. There are two further bedrooms and an eye-catching modern bathroom including a bath with shower over, vanity wash basin and toilet.

OUTSIDE

A driveway provides off street parking and leads to the property. The enclosed and level rear garden enjoys a favourable south westerly orientation and offers patio and lawn areas. The attached single garage has a personal door into the rear garden.

LOCATION

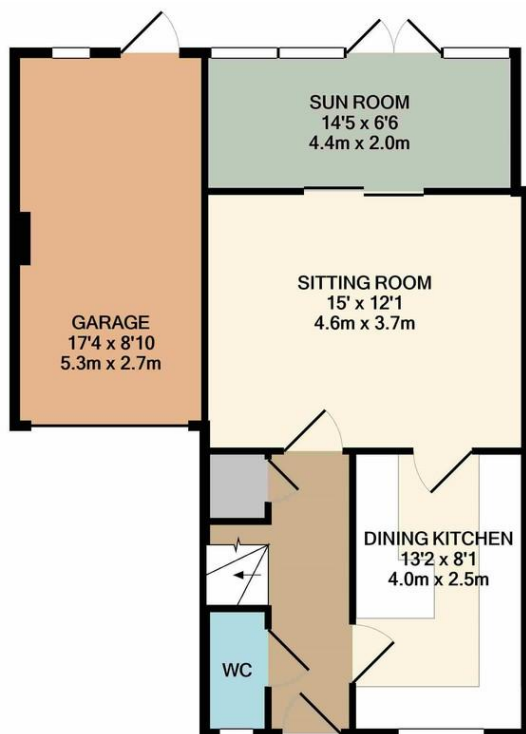
The house occupies an established position within a popular and convenient residential area close to delightful countryside walks on the edge of Ripon and a handy local Co-op. The city centre is within walking distance or a short drive and offers a wide range of amenities and services. There are schools for all ages in the area, including Ripon Grammar, and a range of first-class sporting and leisure facilities. Ripon is ideally placed for travel throughout the area via the nearby A1(M) and regular bus services.

APPLICATION INFORMATION

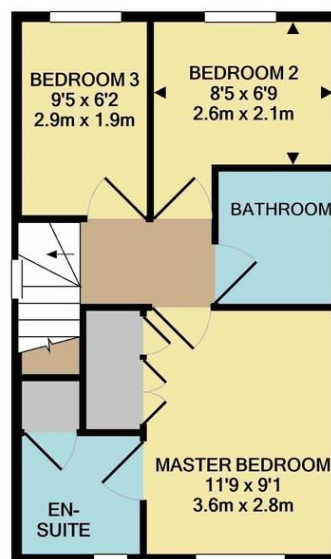
One weeks rent is payable to reserve a property which will then be deducted from the total rent and deposit requested. Properties will remain available until this is paid. On completing an application form on-line, you will need to provide identification (colour copy of passport, driver's licence and a utility bill). The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.



A deposit equivalent to five weeks rent payable before the commencement of the Tenancy. The first month's rent and deposit must be paid before we will release the keys to the property. Applicants must show evidence of their contents insurance prior to the start of a tenancy. Payments can be made by bank transfer only. Personal cheques are not acceptable.



GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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AVAILABILITY

To Let – Long Term

COUNCIL TAX BAND

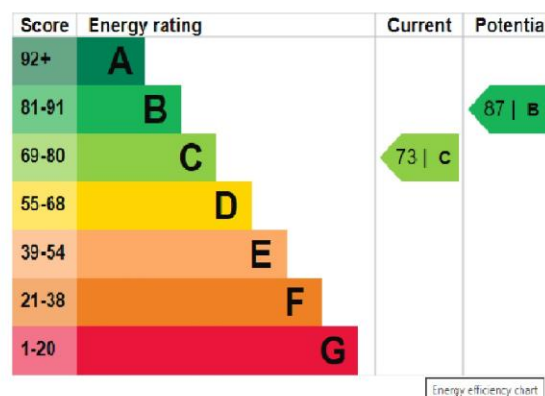
Band C – Harrogate Borough Council

SERVICES

Gas Central Heating. Double Glazing

VIEWING ARRANGEMENTS

SOLO are happy to accommodate a more flexible approach to viewings so please phone or email your request.



Agents Note: The landlord has advised us that the information contained within these particulars is correct to the best of the landlord's knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.

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