

6 Filey Avenue, Ripon, HG4 2DH

£1,100PCM (Deposit: £1,269)

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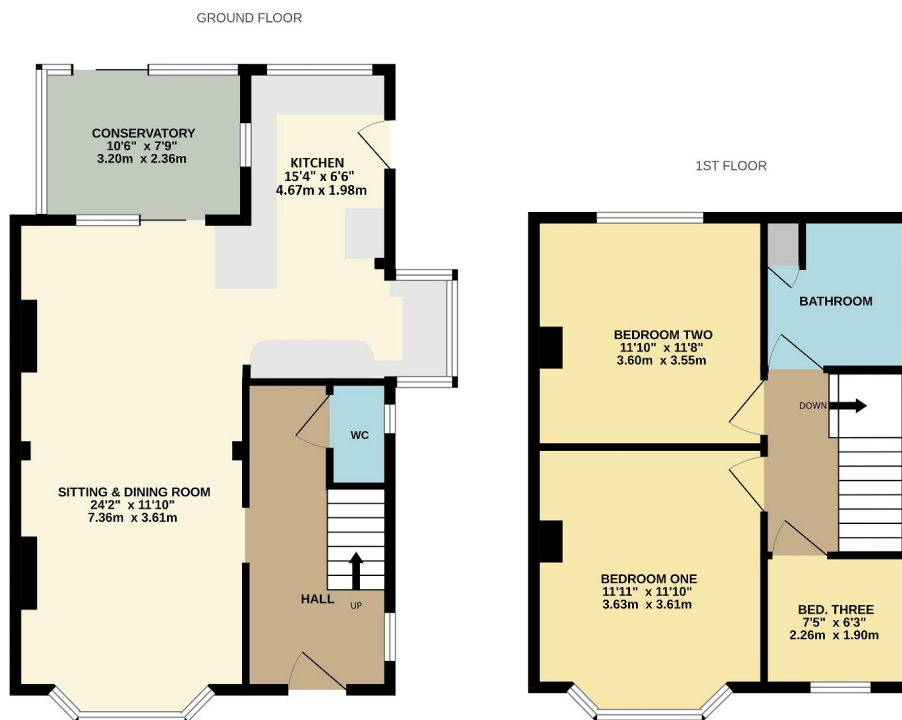
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band: C Furnished: Unfurnished

A most attractive traditional semi-detached home occupying a delightful cul-de-sac position conveniently placed for excellent schools, countryside and amenities. The flowing, open-plan layout emphasises the natural light and typically generous proportions of the house, offering flexible family living options and connecting to the rear garden from the conservatory.

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.

- MAXIMUM SIX MONTHS
- West Facing Rear Garden
- Close to Ripon Grammar
- Quality Bespoke Kitchen
- Good Size Gardens
- Cul-de-sac Position
- Sought-After Area
- Open-Plan Living Space
- Stylish Bathroom
- Drive & Single Garage



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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