



SOLO

the modern estate agent

Flat 8, 74 North Street, Ripon, HG4 1DP

Spacious, light & versatile duplex in central Ripon

RENT PCM

£900





A superb duplex apartment, occupying a secure top floor position within this attractive development, enjoying delightful views over the city and situated just a few steps from the Market Place and a wide range of amenities.

This outstanding apartment takes full advantage of its top floor position with large windows allowing enviable views and plenty of natural light. The unusually generous proportions include a fabulous open-plan living space with fitted kitchen and two excellent double bedrooms, one having an en-suite shower room.

The property has just been re-carpeted and is offered to let with stylish modern fittings and neutral décor throughout. In our opinion, this could be an ideal home for tenants who want to combine practical and modern living space with the convenience of a super-handly location. A car parking space is available for an additional £25 pcm.

The spacious entrance hall provides a storage cupboard, the staircase and a useful 'downstairs' toilet. The superb proportions of the open-plan living are complimented by a windows having excellent



views over rooftops towards north Ripon. The kitchen area also takes advantage of the light and views, offering a range of units with plenty of storage and workspace together with a range of integrated appliances.



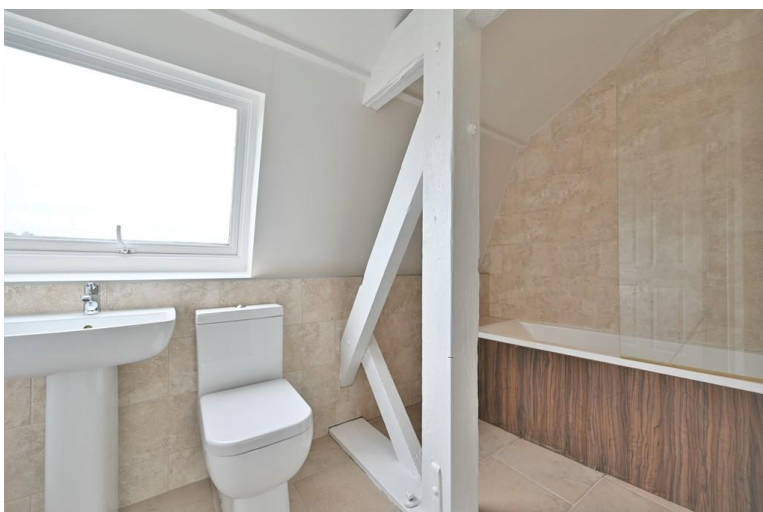
On the top floor, bedroom one provides two windows enjoying a southerly orientation and has the luxury of an en-suite shower room. Bedroom two is also a large double size and a bathroom completes the accommodation.



The property is superbly situated just moments from the market place in Ripon centre where there is a range of shops, services, pubs and restaurants catering for all tastes. There are excellent sporting and leisure facilities in the area and Ripon offers some picturesque walks along the rivers and canal into beautiful countryside beyond. The local road network connects with the near-by A1(M) and regular bus services provide great travel options throughout the area.

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.

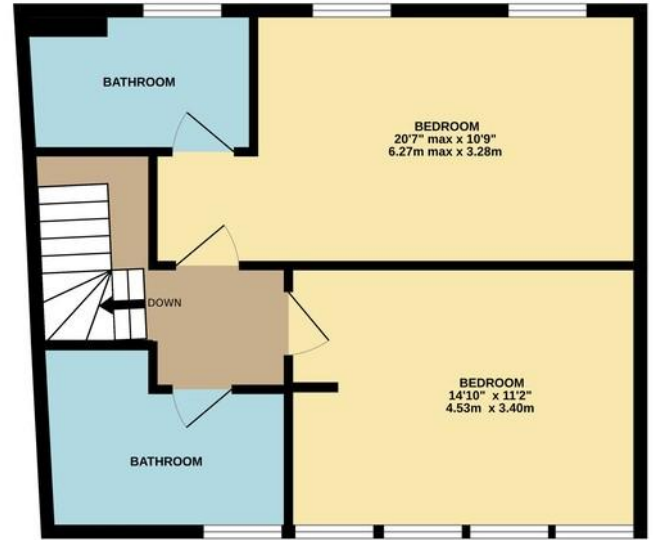


A deposit equivalent to five weeks rent payable before the commencement of the Tenancy. The first month's rent and deposit must be paid before we will release the keys to the property. Applicants must show evidence of their contents insurance prior to the start of a tenancy. Payments can be made by bank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

SECOND FLOOR



THIRD FLOOR



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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AVAILABILITY

To Let – Long Term

COUNCIL TAX BAND

B

SERVICES

All Mains Services with the Exception of Gas.

VIEWING ARRANGEMENTS

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

AWAITING EPC

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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