

## 2 Hall Mews, Melmerby, Ripon, HG4 5HA

£1,200PCM (Deposit: £1,350)

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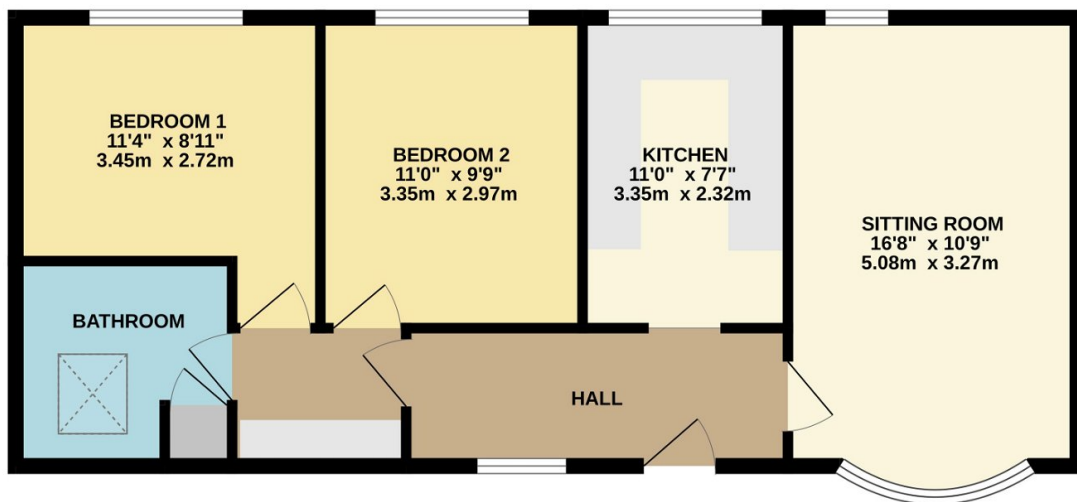
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Tax Band: C Furnished: Unfurnished

A great opportunity to rent a delightful cottage style residence occupying an excellent position in the centre of this popular and conveniently located village. Having been modernised in recent years, this charming property now reveals beautifully presented accommodation and benefits from a superbly appointed kitchen and bathroom. There is a private garden and parking space.

**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 license 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.

- Spacious Hall
- Modern & Stylish Accommodation
- Double Glazing
- Private Enclosed Garden
- Popular Village Location
- Generous Sitting Room
- Electric Heating
- Superbly Appointed
- Allocated Parking Space
- Convenient for A1(M)



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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EMAIL

info@solopm.com

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