



SOLO

the modern estate agent

12 Ash Grove, Ripon HG4 2DJ

A spacious and versatile period home

RENT

£795 pcm





Professional tenants preferred.

No pets allowed.

An excellent opportunity to rent a delightful period terrace home occupying a well established and most convenient setting in a sought after residential area of Ripon. This charming home could suit a variety of tenants who appreciate the generous proportions and versatile layout of a traditionally planned period home. The house has been well maintained and looked after and benefits from gas central heating.

A personal viewing is essential to appreciate the deceptive nature of the accommodation. The hall leads to a spacious and versatile through sitting room and dining room. There is a fitted kitchen to the rear. On the first floor there are three bedrooms and a spacious bathroom. A staircase leads to an attic room. To the rear of the property there is an enclosed yard with brick built store. The house also benefits from off street parking and a garage to the rear.



LOCATION

Occupying an established position within a popular residential area, property is ideally placed for local amenities including a 'mini-market' with post office, several good schools for all ages, countryside walks and Ripon city centre which offers an excellent range of shops, restaurants and other services. Ripon is ideally placed for travel throughout the area and the local road network connects with the A1(M).

APPLICATION INFORMATION

Each Tenancy is subject to an Application Fee of £120 incl VAT for a single applicant or £180 incl VAT for joint applicants which is payable on reservation of a property. Properties will remain available until this is paid. On completing an application form, you will need to provide identification (driving licence/passport/utility bill).

Should references be unsuitable or applications withdrawn SOLO will retain a portion of the fee to cover costs. 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 one month's rent plus £200.00 is 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 and the applicants must show evidence of their contents insurance, payments can also be made by bank transfer or cash. Personal cheques are not acceptable.





AVAILABILITY

To Let

COUNCIL TAX BAND

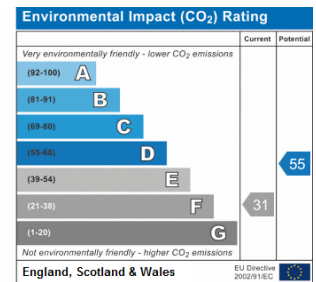
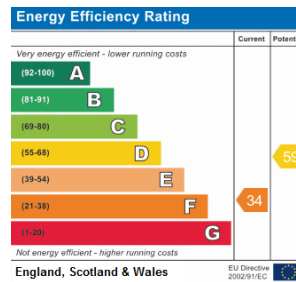
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SERVICES

Services and/or appliances have not been tested and no guarantee of condition is given or implied.

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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SOLO PROPERTY MANAGEMENT LTD

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