

4 Kirkby Close, Ripon, HG4 2DS

£1,600PCM (Deposit: £1,846)

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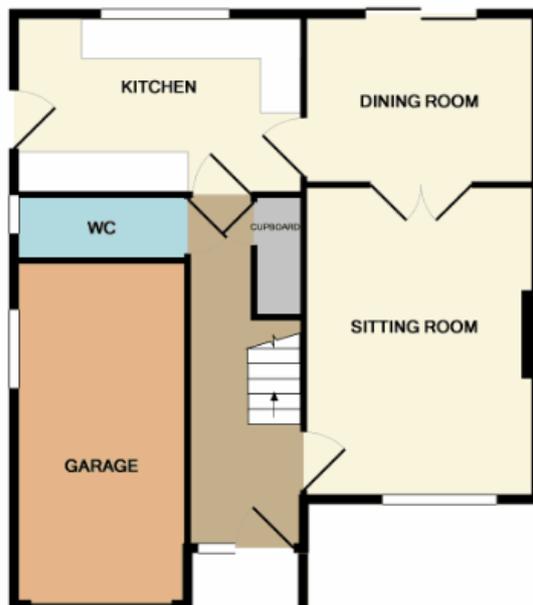
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	67 d	
39-54	E		
21-38	F		
1-20	G		

Tax Band: E Furnished: Unfurnished

An attractive detached modern house occupying a delightful cul-de-sac position in a prime residential area, conveniently placed for local amenities, countryside walks and travel. This delightful home offers a well-balanced layout with excellent proportions and provides bright and versatile family space that could suit a wide range of prospective tenants. Benefits include neutral décor throughout, double glazing, gas central heating, gardens and garage.

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.

- Four Bedrooms
- Gardens and Garage
- En-Suite Master Bed.
- Double Glazing
- Sought After Location
- Gas Central Heating
- Delightful Setting
- Two Reception Rooms
- Smartly Fitted Kitchen
- Close To Schools



TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.1 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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