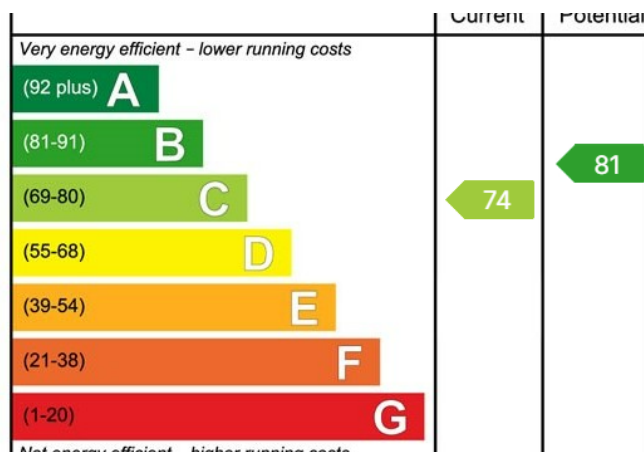
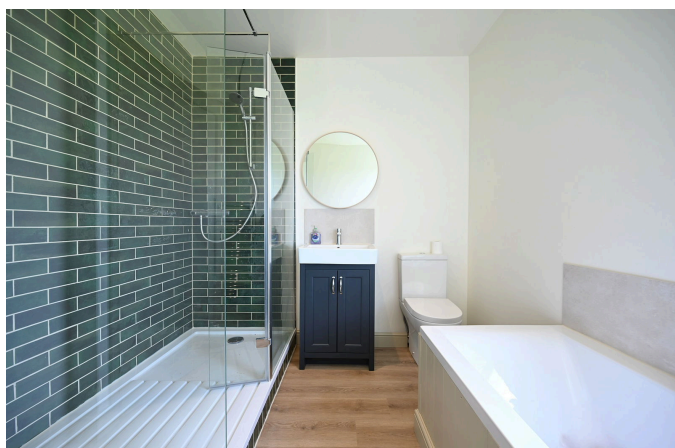


West View, Hutton Conyers, Ripon, HG4 5EB

£1,300PCM (Deposit: £1,500)

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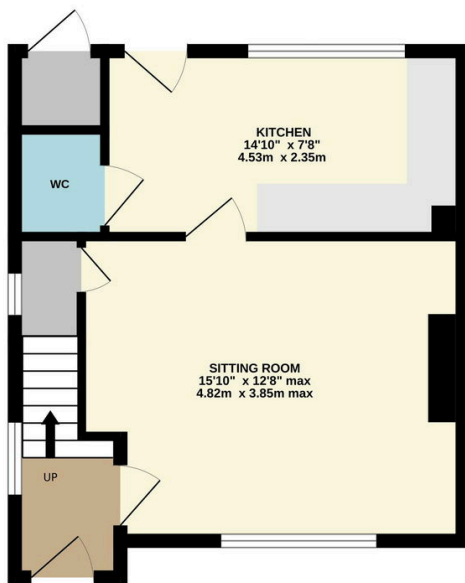


Tax Band: B Furnished: Unfurnished

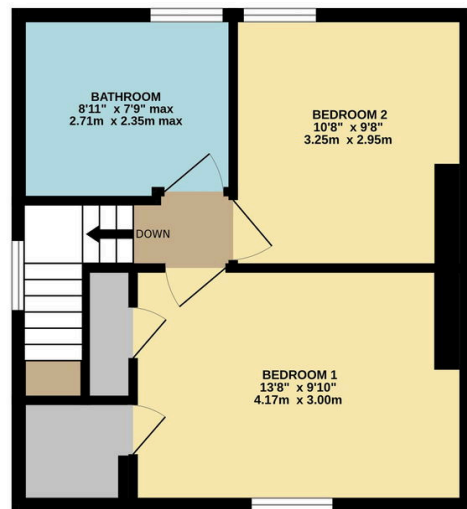
Fresh from an extensive program of modernisation, this delightful home combines the pleasures of village life, spectacular country views and the convenience of being less than two miles from the centre of Ripon. Thoughtful features and stylish décor perfectly complement the proportions and character of the house. Brand new kitchen, bathroom and carpets. Further benefits include an Air Source Heat Pump, new insulation, double glazing, gardens and parking.

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.

- Attractive Traditional Home
- Air Source Heat Pump
- Thoughtful Stylish Features
- Stunning New Bathroom
- Peaceful Village Setting
- Modernised Throughout
- Re-Wired, Re-Plumbed
- Immaculately Presented
- Far-Reaching Views
- Under Two Miles to Ripon



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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