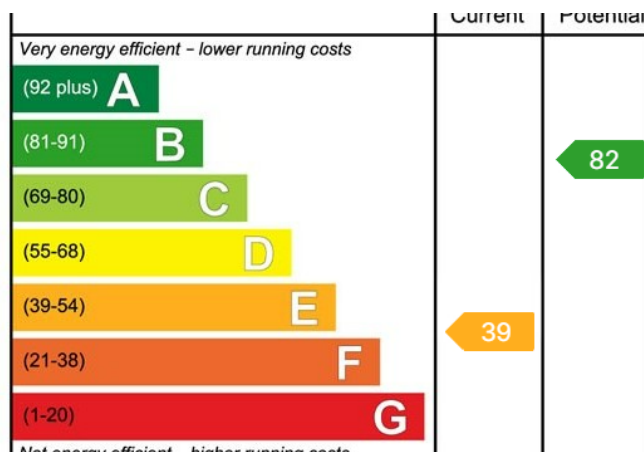


## 6 Clint Terrace, Shaw Mills, HG3 3HW

£680PCM (Deposit: £784)

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Tax Band: Furnished: Unfurnished

An attractive terraced house occupying a delightful semi-rural position with countryside views to the front and back, located on the edge of this popular village between Ripon and Harrogate. The property offers traditionally configured accommodation including a sitting room with open fire, fitted kitchen, two good bedrooms and a smart shower room. Further benefits include double glazing, LPG-fired central heating, garden with outside stores and an off-street 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.

- Traditional Village House
- Kitchen with Oven & Hob
- Two Good Bedrooms
- Rear Garden/Yard
- Views to the Front & Back
- Sitting Room with Open Fire
- Excellent Storage Options
- Smart Shower Room
- Off-Street Parking Space
- Between Ripon & Harrogate



TOTAL FLOOR AREA: 609 sq. ft. (56.6 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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