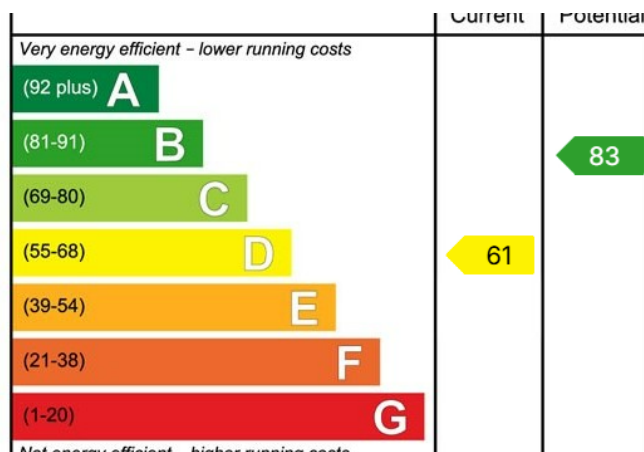


## Skelldale House, Fishergreen, Ripon, HG4 1NL

£1,100PCM (Deposit: £1,269)

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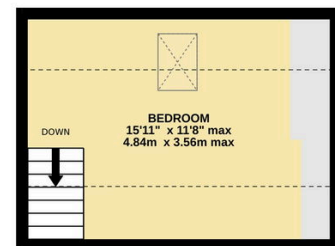
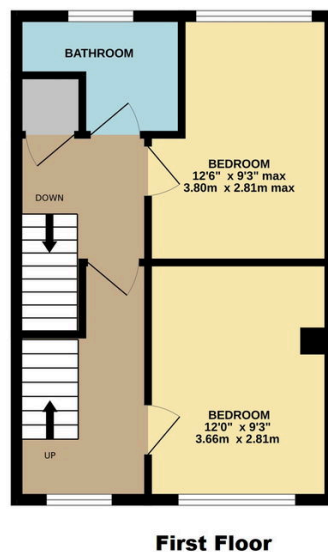
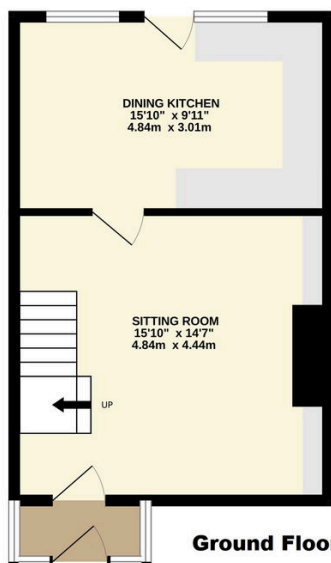


Tax Band: C Furnished: Unfurnished

An attractive mid-terrace house occupying a delightful semi-rural setting at the end of a riverside lane on the eastern edge of Ripon. The property offers well-proportioned accommodation including a sitting room with log-burner, modern fitted kitchen, two bedrooms and bathroom on the first floor and a further bedroom on the second floor. Further benefits include gas central heating, double glazing and a good size back garden.

**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.

- Middle Terrace House
- Gas Central Heating
- Front & Rear Garden
- Restful Sitting Room
- Smart Dining Kitchen
- Three Good Bedrooms
- Semi-Rural Location
- Eastern Edge of Ripon
- Pleasant Riverside Lane
- Convenient for Travel



**Second Floor**

TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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