

## 20 Water Skellgate, Ripon, HG4 1BH

£1,000PCM (Deposit: £1,153)

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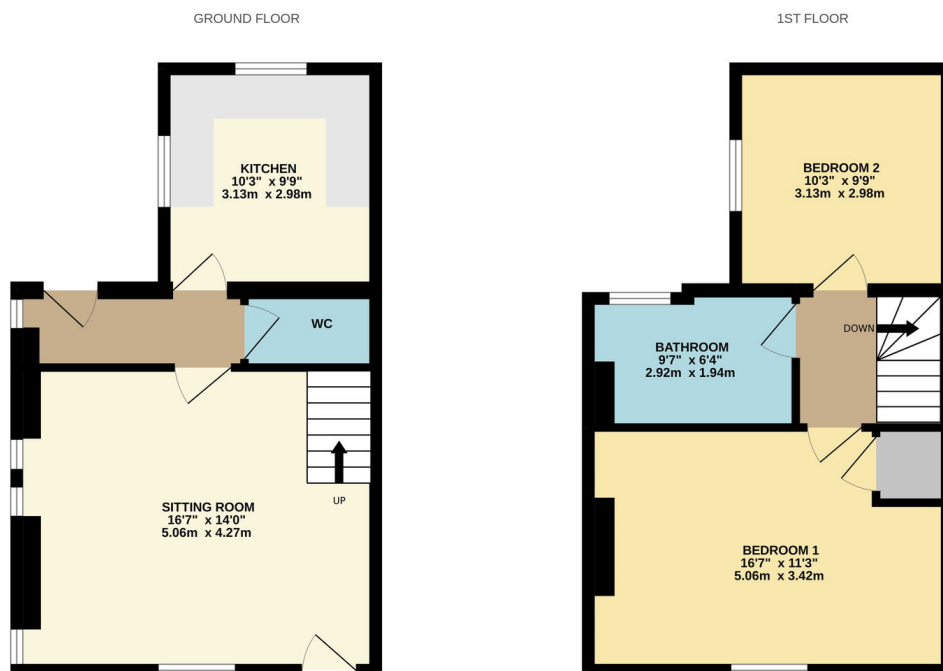
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band: C Furnished: Unfurnished

An attractive period home occupying a convenient location just a few moments from the historic market place in Ripon. The property offers a spacious sitting room, a smartly appointed kitchen with appliances, two good size bedrooms and a stylish bathroom, all decorated in stylish neutral tones and complemented by modern fittings throughout. Further benefits include gas central heating, off-street parking and a small 'easy-care' patio garden area. Available early January.

**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 Period Cottage
- Versatile & Spacious
- Integrated Appliances
- Gas Central Heating
- Parking Space
- Stylish Modern Interior
- Excellent Energy Efficiency
- Contemporary Fittings
- Double Glazing
- Handy Central Location



TOTAL FLOOR AREA: 767 sq. ft. (71.3 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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