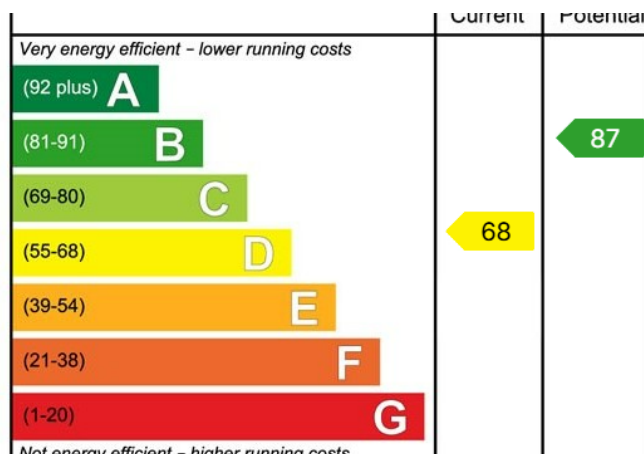


## 59 South Grange Road, Ripon, HG4 2PA

£1,400PCM (Deposit: £1,615)

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Tax Band: C Furnished: Unfurnished

A generously proportioned semi-detached bungalow occupying an elevated position in a sought-after area on the south side of Ripon. Fresh from a comprehensive program of cosmetic updating, the property offers bright, neutral décor with new carpets to complement the ample natural light. The newly fitted kitchen includes integrated appliances and a smart new shower room completes the home. South facing garden, fresh tarmac drive and a new single 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.

- Spacious, Bright & Versatile
- Generous Room Sizes
- Light, Neutral Décor
- New Kitchen with Appliances
- New Driveway & Garage
- Roomy Central Hallway
- Three Flexible Bedrooms
- Wide Windows with Blinds
- Stylish New Shower Room
- South Facing Rear Garden



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 for 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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