



SOLO

the modern estate agent

20 Water Skellgate, Ripon, HG4 1BH

A spacious & stylishly period home in central location

RENT PCM

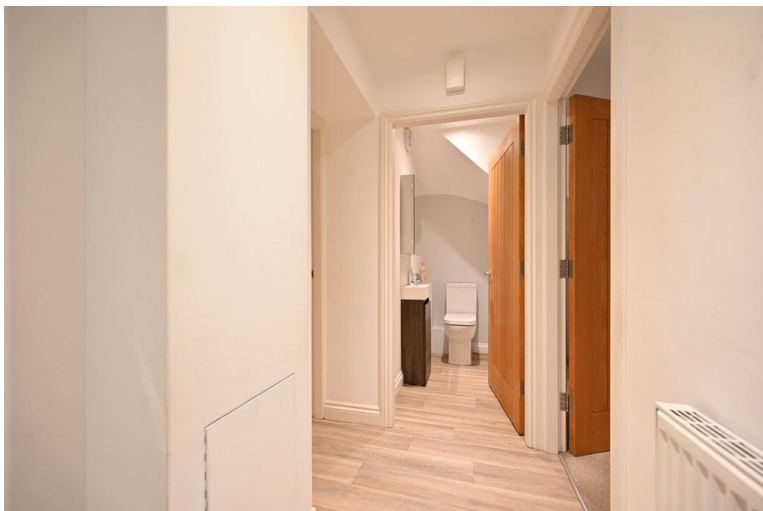
£950





A great opportunity to rent this attractive period home occupying a convenient location just a few moments from the historic market place in Ripon.

The property has, in recent times, been the subject of a programme of modernisation, bringing a modern and fresh style to the interior. The well-planned accommodation offers versatile and generously proportioned living space together with two good size bedrooms, all decorated in stylish neutral tones and complimented by stylish fittings throughout. Further benefits include gas central heating, off-street parking and a small 'easy-care' patio garden area .



The main reception room offers generous proportions allowing for various living, dining and study options. There's a door and window to the front plus further windows to the side and the stairs to the first floor. The hallway has a door to the patio garden and access to the useful downstairs toilet. A smartly fitted kitchen is situated at the rear and offers a modern range of practical units and workspace with integrated appliances including a fridge, freezer, washing machine, electric oven and hob with extractor.



The first floor reveals a spacious main bedroom with window to the front and useful store cupboard. The second bedroom is to the rear and the bathroom has been fitted with a contemporary white suite including a bath with shower over, wash basin, toilet, attractive tiling and motion sensor floor level lights.

The property benefits from a parking space at the side which continues to a small, low maintenance patio garden area.

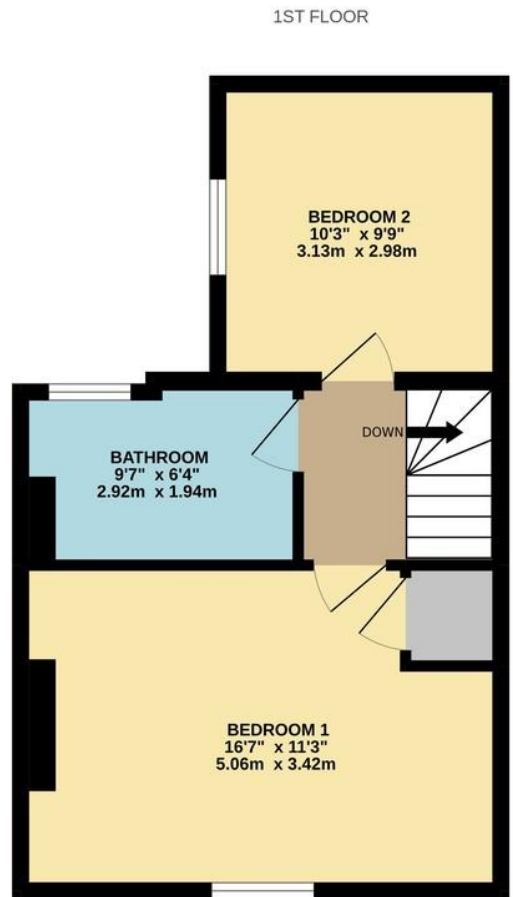
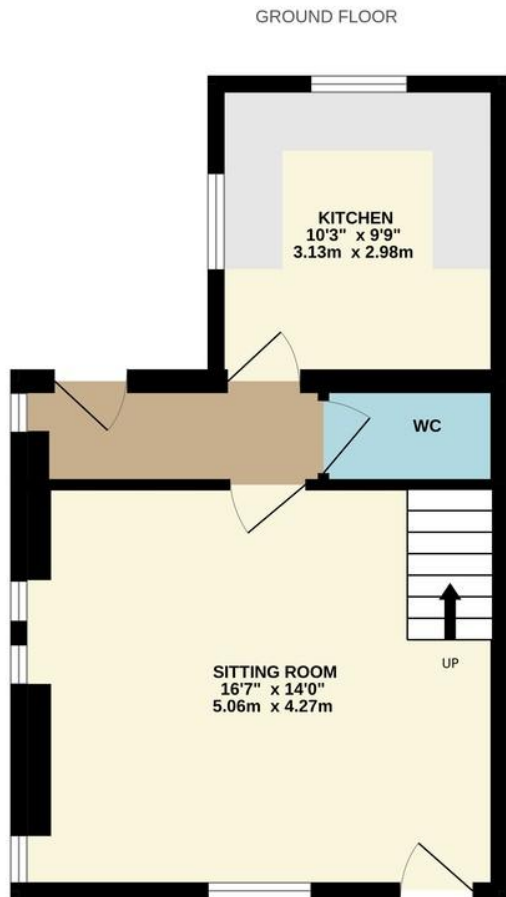
Water Skellgate is conveniently situated just a few moments from the centre of Ripon with its famous Market Place and an excellent range of amenities, shops and recreational facilities. There are schools in Ripon for all ages, including the renowned Ripon Grammar, a choice of sports and leisure facilities and walks nearby. Ripon is ideally placed for travel throughout the region with the A1(M) connecting to the motorway network and regular bus services.

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.





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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AVAILABILITY

To Let – Long Term

COUNCIL TAX BAND

C

SERVICES

All mains services, gas central heating.

VIEWING ARRANGEMENTS

SOLO are happy to accommodate a more flexible approach to viewings so please phone or email your request.

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		

Agents Note: The landlord has advised us that the information contained within these particulars is correct to the best of the landlord's knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.

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