

## 1a Bishopton Lane, Ripon, HG4 2QN

£1,400PCM (Deposit: £1,615)

 3  2  1



Tax Band: D Furnished: Unfurnished

An attractive detached residence delightfully situated in the sought-after Bishopton area close to Ripon Grammar school and conveniently placed for amenities and travel. The property offers generously proportioned and superbly presented accommodation with neutral décor and stylish modern fittings. Notable features include a downstairs toilet and an en-suite master bedroom. The landlords would prefer the successful applicant to have no young children and no pets.

**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.

**01765 608203**

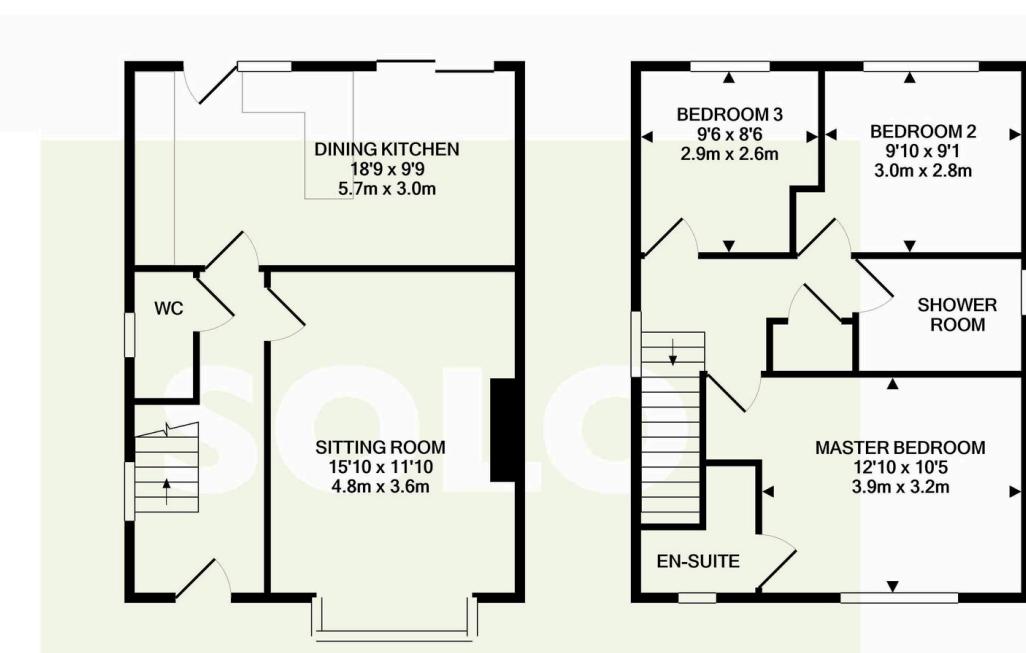
SOLO PROPERTY MANAGEMENT LTD  
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- Gas Central Heating
- Double Glazing
- Modern Dining Kitchen
- Master Bedroom En-Suite
- Close To Ripon Grammar
- Spacious & Versatile
- Front & Rear Gardens
- Shared Driveway Parking
- Sought-After Location
- Convenient for Amenities



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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