



1C Park Street, Ripon, HG4 2AX

£725 Per Calendar Month

TO LET

JOPLINGS
Property Consultants

A Newly Renovated, Spacious First Floor Flat located within walking distance of Ripon City Centre and easy reach of all amenities. Accommodation includes; Communal Entrance Hall, Private Entrance & Hallway, Lounge, Kitchen, Two Bedrooms & Bathroom. No Pets/Smokers. Available March. EPC - D.

THE PROPERTY

DIRECTIONS

From Joplings Office in Ripon continue through the Market Place in the Right Hand Lane baring right. At the traffic lights continue straight on down Westgate. The Apartment can be found at the end of Westgate on the Left Hand Side above Calverts Carpets.

Main Entrance

Meter boxes. Stairs to flat.

Entrance Hall

3'1" x 4'7"
Entrance door. Storage cupboard. Ceiling pendant. Door to hallway.

Hall

Airing cupboard. Coat hooks. Newly fitted grey carpet.

Kitchen

10 ft x 7'10ft
A range newly fitted wall and base units. Stainless steel sink & drainer. Large double glazed window to the front. Electric oven. Heater.

Living Room

12'09" x 13'02"
Large double glazed window to the front. BT & TV points. Electric heater. Ceiling pendant. Newly fitted grey carpet.

Bedroom One

8'5" x 15'3"
Large double glazed window to the front. Electric heater. Ceiling pendant. Newly fitted grey carpet.

Bedroom Two

8'05" x 8'09"
Newly fitted grey carpet, double glazed window to the front. Electric heater.

Shower Room

8'1" x 5'11"
Newly fitted white suite: W.C., Basin & shower cubicle. White tiled splashback, heated towel rail. Extractor.

Additional Information

The tenant will be responsible for Council Tax and Utility Bills. Council tax band A.

Application Process

Applicants should be aware that in order to satisfy the criteria of our reference agency your gross income should be 2.5 times the monthly rent and you must be in permanent employment. In addition you must have been resident in the UK for a minimum of 6 months. The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform basic 'immigration status checks' on all prospective tenants before allowing them to sign a tenancy agreement. These checks are required regardless of whether the prospective tenant(s) are UK citizens or not, and usually require nothing more than a simple passport check if you're a UK or European citizen, or a simple visa/permit check otherwise. A basic application form must be completed, on completion of an application form, please provide identification & proof of residency (driving licence/passport/visa/permit/utility bill). This information is then used by our referencing company Rightmove Landlord & Tenant Services who will contact you direct & request you complete a more detailed application form, either by email or phone. The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.

Referencing

Upon Joplings receiving a final report regarding your reference from Rightmove Landlord & Tenant Services Joplings will confirm this by phone and in writing. The first months rent & deposit are payable on your commencement date and must be cleared funds. All named Tenants are required to be present for signing the Tenancy Agreement prior to keys being released. We do not have facilities to take debit or credit cards, and personal cheques are not acceptable therefore, all payments must be made by bank transfer or bankers draft made payable to Joplings. NB: if paying by bank transfer your payment must be received into Joplings account prior to the tenancy commencement date.

Viewings

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire, HG4 1JY. Telephone: 01765 694802.

Opening Hours

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9.00 am to 5.00 pm
Saturday 9.00 a.m - 1.00 p.m
Sunday Closed

Joplings Information

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

Services

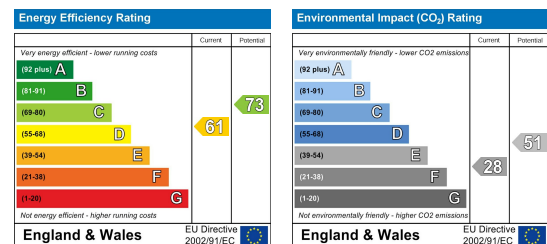
Mains Water and Drainage
Electricity

Council Tax

Council Tax Band A

Broadband and Mobile Phone

See Ofcom checker and Openreach website for more details.



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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.