



3 Watermill Close, Ripon, HG4 3LD
£1,500 Per Calendar Month

JOPLINGS
Property Consultants



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A Superb Detached House newly renovated located in the Popular Village of North Stainley. Accommodation comprises of; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room & Cloakroom, Four Double Bedrooms - One En-suite & House Bathroom. Double Garage & Gardens. No smokers . Available start of May 2024. EPC - E

- Superb Detached House
- Entrance Hall & Cloakroom
- Large Lounge & Dining Room
- Kitchen & Utility Room
- Four Bedrooms - 1 En-suite
- Double Garage & Gardens
- No Smokers
- Available start of May 2024
- EPC- D, Council tax band E
- Deposit- £1730.00

DIRECTIONS

From North Street proceed down North Street and to the Clock Tower. Bear left at the traffic lights and carry on up Palace Road and continue on the road for several miles pass Lightwater Valley and the next Village is North Stainley. Carry on through North Stainley past the Pub "The Stags Head" and take the next right onto Watermill Lane. Take the second right hand turning into Watermill Close and No.3 is located just behind No.1 Watermill Close in a small cul de sac



PROPERTY

Entrance Hallway
Oak laminate flooring. Radiator. Smoke alarm. Stairs & wooden bannister. Under stair cupboard. Thermostat. Alarm System.

Lounge
21'3" x 9"
Double glazed bay windows. Oak laminate floor. BT & aerial points. Radiator. Open fire with marble Surround & wooden mantelpiece.

Dining Room
10'4" x 9'10"
Carpet. Double glazed window & blinds. Radiator & thermostat.

Kitchen
15'9" x 9'7"
Oak laminate flooring. Double glazed windows & blinds. Multi coloured splash back tiles. Stainless steel sink & drainer with mixer taps. Range of cream wooden base units, cupboards & drawers and wooden effect work tops. Dishwasher. Integrated electric Ariston double oven / grill & separate hob. Radiator & thermostat.

Utility Room
7'8" x 5'6"
Oak laminate flooring. Range of beech base units with cupboard & drawer. Stainless steel sink & drainer with silver mixer taps. Multi coloured splash back Tiles. Plumbing for washer. Air vent. Radiator & thermostat. Wooden rear door to garden.

Downstairs Cloakroom
5'7" x 3'2"
Tiled. Frosted double glazed window & blind. Splash back Tiles. White W.C & flush & basin.

Landing
14'11" x 7'4"
Carpet. Stairs & bannister. Loft access (Not Checked) Double glazed window. Radiator & thermostat.

Bedroom 1
11'10" x 9'5"
Carpet. Double glazed window & blind. Radiator & thermostat. BT point. Built in cream wardrobes with drawers, rails & shelves with mirror fronts.

Bedroom 1 Ensuite
7'5" x 4'5"
Tiled flooring. Frosted double glazed window & blind. Radiator & thermostat. White W.C & flush. White basin. Shower cubicle with & chrome Mixer Shower. Extractor fan.

Bedroom 2
10'9" x 7'9"
Laminate flooring. Radiator & thermostat. Double glazed window & blind.

Bedroom 3
14'1" x 9'7"
Laminate flooring. Double glazed windows & blinds. Radiator & thermostat.

Bedroom 4
11'10" x 7'11"
Carpet. Radiator & thermostat. Double glazed window & blind.

Bathroom
10'9" x 7'4"
Tiled flooring. Radiator & thermostat. Extractor fan. Frosted double glazed window & blind. White sink & chrome taps with drawers. White W.C & flush. White bath with chrome mixer tap & shower fittings. Built in cupboard housing Immersion heater & shelves.

Outside
FRONT - Driveway & pathway. Double garage with lights & power points. Lawned area to front.

REAR - Large lawned Garden & patio area.

Broadband & Mobile Phone
See Ofcom checker and Openreach website for more details.

Services
Mains Water and Drainage
Electric.

Joplings Application Process
Applicants should be aware that in order to satisfy the criteria of our referencing company your gross income should be at least 2.5 times the monthly rent and proof of income must be provided. For a guarantor your gross income should be at least 3 times the monthly rent.
The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform Right to Rent 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.
On completion of an application form, please provide your passport & proof of residency (utility bill preferable). The contact details provided on your application form are then used by our referencing company (Rightmove Landlord & Tenant Services) who will contact you direct by email and text message requesting completion of a more detailed application form either online or over the phone. The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.

Joplings Referencing
Once Joplings have received the final report from Rightmove Landlord & Tenant Services regarding your references we will confirm the outcome by phone and email.
The first months rent & deposit are payable by the tenancy commencement date and must be cleared funds. All named tenants (including guarantors) 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. Payments can be made by bank transfer and your payment must be received into Joplings account prior to the tenancy commencement date.

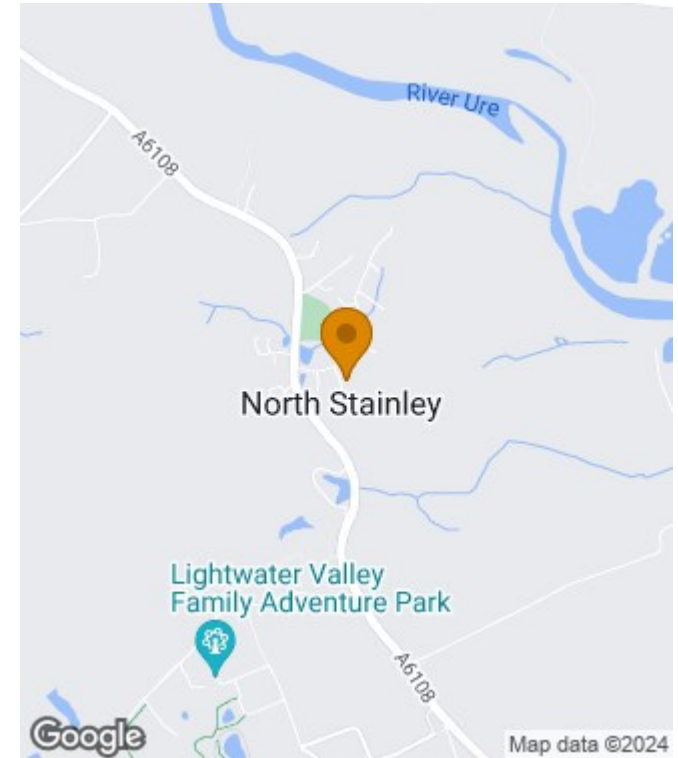
Additional Information
The tenant will be responsible for Council Tax and Utility Bills.

Opening Hours
Monday - Thursday 9.00am - 5.30pm
Friday 9.00am-5.00pm
Saturday 9.00am - 1.00 pm
Sunday Closed

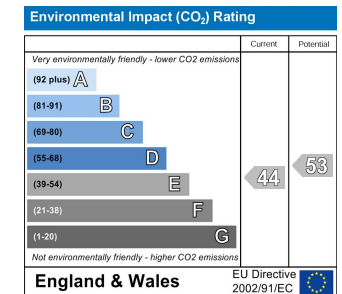
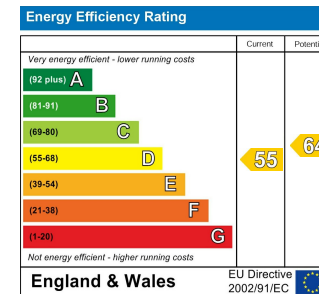
Viewings
All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694802.

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

AREA MAP



ENERGY PERFORMANCE GRAPH



Joplings Property Consultants

10 North St, Ripon, HG4 1JY
01765 694800
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD
01845 522680
thirsk@joplings.com

www.JOPLINGS.com

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.