



11 Newby Street, Ripon, HG4 1QH
£1,100 Per Calendar Month

JOPLINGS
Property Consultants



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Welcome to this charming three-bedroom terraced house on Newby Street in Ripon! This property boasts a delightful blend of modernity and comfort, having been recently refurbished throughout.

As you step into the entrance hall you'll be greeted by a cosy reception room perfect for relaxing or entertaining guests. The kitchen is a highlight of this home, featuring patio doors that lead out to a sun trap back yard - ideal for enjoying a cup of tea on a sunny morning.

With three bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room. The bathroom offers not only a standard bath but also a separate shower cubicle for added convenience.

Situated within walking distance to the centre of Ripon, you'll have easy access to all the amenities this charming city has to offer.

Don't miss out on the opportunity to make this lovely terraced house your new home. Book a viewing today!

- Terraced Property
- Recently Refurbished
- 3 Bedroom
- Close to city centre
- Attic Bedroom
- Bathroom With Shower
- No Smokers
- EPC - D/ Council Tax Band - B
- Deposit £1269.00
- Available June

DIRECTIONS

From our office on North street head into town. Down Duckhill at the junction turn left, straight across at the roundabout. Turn right onto Bondgate and Newby Street is the second turning on the left hand side.



PROPERTY

Entrance Hall
Double glazed front door. stairs to the first floor. smoke alarm.

Lounge
11.05 x 10.07
Fire place with electric wood burning fire. new fitted carpet, radiator and double glazed window to the front.

Kitchen
13'10 x 13'03
New fitted kitchen with a range of modern base and wall units, integrated oven and fridge freezer, washing machine, porcelain sink with mixer tap, stylish wooden worktops and wood effect vinyl flooring, verticle wall radiator. The kitchen also houses the brand new boiler. Patio doors lead out to the rear enclosed paved garden.

Landing
Newly fitted carpet, smoke alarm and doors leading to the bathroom, bedrooms and attic room.

Bedroom One
12'08 x 8'03
Newly decorated with a large fitted mirror, new carpets, double glazed window to the rear, radiator.

Bedroom Two
11'05 x 8'10
Newly decorated and carpeted, two double glazed windows to the front, radiator.

Attic Bedroom
14'09 x 11'08
Newly decorated and carpeted, Feature brick arch to the wall, Under eaves storage and radiator.

Bathroom
9'04 x 6'04
New White suite comprising wash hand basin, low level flush WC, bath and separate shower cubicle, heated towel rail. Frosted double glazed window to the rear.

Outside
On Street Parking to the front and enclosed patio area to the rear with an outside tap and rear access gate leading to private allotment.

Additional Info
The tenant will be responsible for Council Tax and Utility Bills. COUNCIL TAX BAND - B

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.

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 Righmove 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 either cash, 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.

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

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

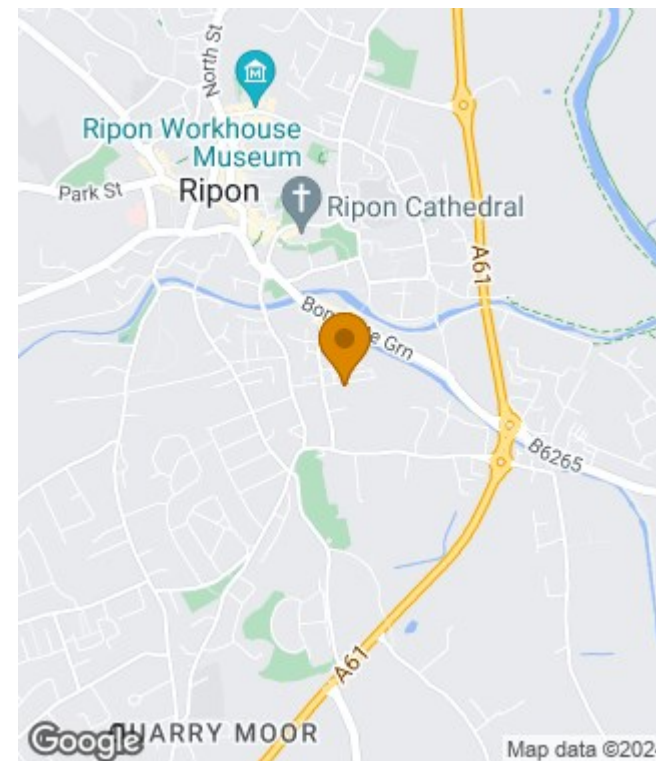
Services
Mains Water and Drainage
Electricity & Gas

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

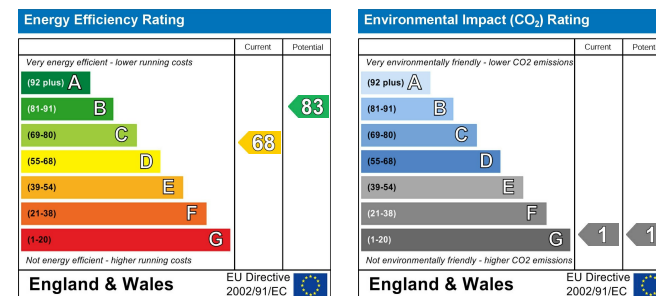
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*PHOTOS WERE TAKEN PRIOR TO THE LAST TENANCY

AREA MAP



ENERGY PERFORMANCE GRAPH



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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.