



50 Swinburn Road, Ripon, HG4 4HU
£1,200 Per Calendar Month

JOPLINGS
Property Consultants



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Welcome to this charming semi-detached house located on Swinburn Road in the picturesque market town of Masham. This property has been recently renovated and boasts a spacious kitchen/diner, perfect for hosting family gatherings or entertaining friends.

With one reception room, three cosy bedrooms, and a well-maintained bathroom, this house offers a comfortable and inviting living space for you and your family. The property also features a driveway, ensuring convenience for those with cars.

Situated in a lovely neighbourhood, this house provides a peaceful environment for you to call home. Whether you're looking to relax in the garden or explore the nearby amenities, this property offers the perfect blend of comfort and convenience.

- Modernised Semi detached
- Three Bedrooms
- Spacious Kitchen/Diner
- Gardens and Driveway
- Popular market town
- No Smokers/pets negotiable
- EPC - C, Council tax band B
- Deposit £1384
- Available End of August

DIRECTIONS

From our Office - leave Ripon by turning left on to Palace Road (A6108) and continue on this road until reaching Masham. On entering Masham on The Avenue, bare left up onto Silver Street. Follow the road around onto Park Street which leads on to Thorpe Road. Take the right hand turn into Swinton Terrace and take the right hand turn into Swinburn Road number 50 is on the right hand side and can be identified by our To Let board.



PROPERTY

Entrance

UPVC double glazed door leading into the spacious hallway with stairs to the first floor and doors leading into the living room and kitchen diner.

Kitchen/Diner

19'06 x 9'07

UPVC double glazed window to the rear, laminate flooring, modern fitted base and wall units with woodblock worksurfaces and matching upstands, integrated gas oven and hob with extractor fan, one and a half bowl stainless steel sink and drainer, radiator, storage cupboard, door leading out to the rear garden.

Living Room

12'08 x 12'03

UPVC double glazed window to the front aspect, beige carpet, electric fire and radiator.

First Floor

Landing Area

UPVC double glazed window to the side aspect, beige carpet and doors leading to the house bathroom, three bedrooms and airing cupboard.

Bathroom

8'08 x 5'06

UPVC double glazed windows to dual aspects, tiled flooring and walls (to half height), chrome heated towel rail, white suite comprising wash hand basin, WC and bath with shower over.

Master Bedroom

11'07 into recess x 10'06 x 7'10

UPVC double glazed window to the rear aspect, beige carpet, radiator.

Bedroom Two

11'03 x 9'05

UPVC double glazed window to the front aspect, beige carpet, radiator.

Bedroom Three

9'02 x 7'11

UPVC double glazed window to the front aspect, beige carpet, fitted bedframe, integrated cupboard, radiator.

Outside

Front:- A small lawned area and block paved driveway leading down the side of the house to a gate and fence.

Back:- Large enclosed rear garden, with paved seating area and lawn.

Ripon Opening Hours

Mon - Thurs - 9am - 5.30pm

Friday - 9am - 5pm

Saturday - 9am - 1pm

Sunday - Closed

Ripon 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 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.

Telephone & Broadband

See Ofcom checker and Openreach website for more details.

Services

Mains Water and Drainage

Electricity & Gas

Additional Information

The tenant will be responsible for Council Tax and Utility Bills. Council Tax Band B

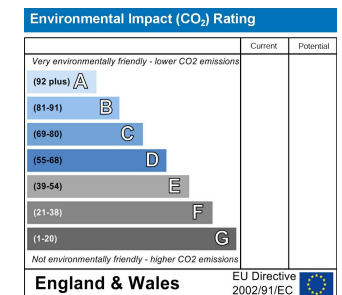
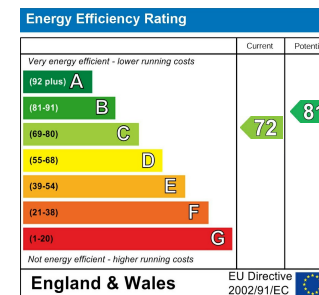
Joplings Information

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

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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.