



34 Regency Place, Ripon, HG4 5FD
£1,800 Per Calendar Month

JOPLINGS
Property Consultants



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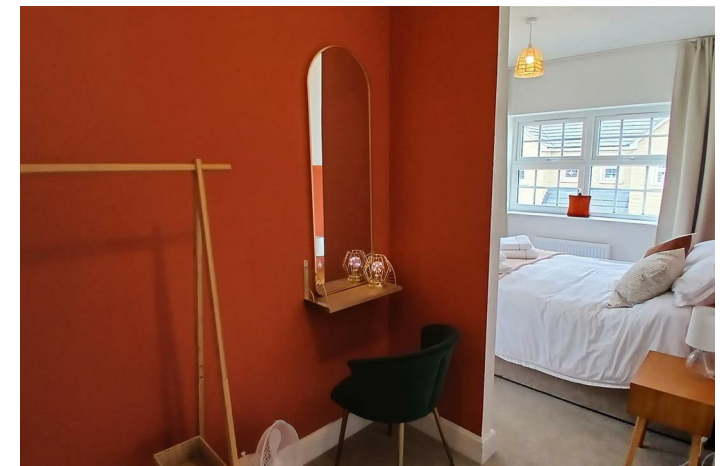
£1,800 Per Calendar Month

An immaculately presented three bedroomed modern detached house in the sought after village of West Tanfield conveniently located between the market towns of Ripon and Masham. The property is available furnished and briefly comprises, Entrance hallway, open plan kitchen/diner, living room, downstairs cloakroom, master bedroom with en-suite, two further double bedrooms and house bathroom. Externally there is an enclosed garden with seating area and outside bath. EPC - B, Council tax band D. No Smokers/Pets negotiable. Available September.

- Three Bedroomed Detached Property
- Stylish & Modern
- Master bedroom with en-suite
- Downstairs Cloakroom
- Fully Furnished
- Open plan dining kitchen, Utility Room
- Deposit £2076
- Council Tax band - D, EPC- B
- No Smokers/Pets negotiable
- Available September ** Viewings to take place at the end of July 2024 **

DIRECTIONS

From Ripon Market Place head onto Fishergate then North Street, turn left onto Palace road continue to follow A3108 for 6 miles (continue straight ahead at the roundabout) and then turn right onto Regency place keeping to the left and following the road the property is on the left.



PROPERTY

Entrance

Door leading into the entrance hallway, laminate flooring, radiator, stairs to the first floor and doors leading to the cloakroom, living room and kitchen.

Cloakroom

4'08 x 3'09

Tastefully decorated downstairs cloakroom with WC and wash hand basin. laminate flooring and heated towel rail.

Kitchen/Diner

16'02 x 11'03

Modern open plan Kitchen/Diner with integrated appliances including, dishwasher & oven with a free standing fridge/freezer. Seating area with dining table and chairs and french doors leading out to the enclosed garden.

Utility Room

7'0 x 6'02

Washer/Dryer

Living Room

16'02 x 10'02

Dual aspect UPVC double glazed windows to the side and front aspect, laminate flooring, radiator and electric log burner.

First Floor

Master Bedroom

9'03 x 10'01 & 6'06 x 5'03 (dressing area)

Dual aspect UPVC double glazed windows , radiator, dressing area and en-suite shower room.

En-suite shower room

6'05 x 4'07

Tiled shower room with heated towel rail, white WC and wash hand basin.

Bedroom Two

12'04 x 8'10

UPVC double glazed dual aspect windows, beige carpet, radiator.

Bedroom Three

12'05 x 6'11

UPVC double glazed window, beige carpet, radiator.

Outside

Walled enclosed garden with an outside bath and seating area. There's space for one car on the shared drive, It's directly in front of the garage.

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.

**** Viewings to take place at the end of July 2024 ****

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 Info

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

The property is fully furnished however there maybe a possibility for this to change if required.

Services

Mains Water and Drainage
Electricity & Air source heat pump

Broadband & Mobile Phone

See Ofcom checker and Openreach website for more details.

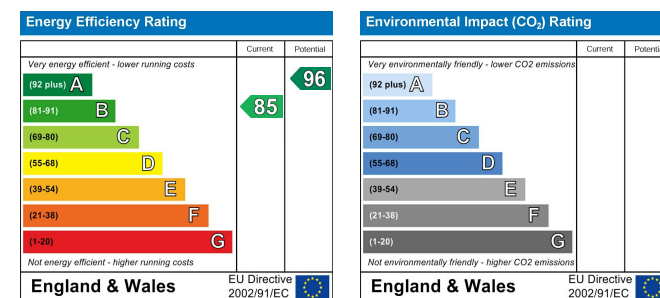
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AREA MAP



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.