



19 Westgate, Ripon, HG4 2AT  
£1,100 Per Calendar Month

**JOPLINGS**  
Property Consultants





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We are delighted to offer this superb Grade 11 Listed Cottage, situated in the heart of Ripon and enjoying the benefit of a South facing, walled, Kitchen garden and parking. The property has been fully modernised but still retains many of its original features. No Smokers/Pets negotiable, EPC - D, Council Tax Band C. Available Now.

The property needs to be viewed to be fully appreciated.





- Three/Four Bedroomed property
- Large Contemporary Dining Kitchen
- Master Bedroom with En-Suite and Dressing Room
- Living room with Exposed Beams
- Large Rear Garden, Off Road Parking
- City Centre Location
- EPC - E Council Tax Band C
- No Smokers/Pets negotiable
- Deposit £1269.00
- Available Now

## DIRECTIONS

From North Street follow the road straight on through the Market Square and keep right. After the Traffic Lights you are on Westgate and the property No.19 Westgate is situated on the left hand side, opposite The Ripon Book Shop.



# PROPERTY

## ENTRANCE

Timber Front Entrance door with Double Glazed panel above gives access to the property.

## INNER PORCH

Tiled flooring. Recessed lighting. Radiator.

## OPEN PLAN LIVING KITCHEN

### KITCHEN

Timber Double Glazed window to the Front. A range of contemporary white base and wall units with under shelf and under cupboard lighting. Glass work surface and glass splashback over. Integrated appliances comprising: dishwasher, electric Bosch oven and grill, fridge and gas range with 6 burners and oven below. Continuation of tiled flooring. Recessed lighting.

### LIVING / DINING AREA

Double Glazed windows and Patio Doors leading to the Rear Garden and a further Timber Double Glazed door to the Side. Continuation of tiled flooring with electric underfloor heating. Open fire with stone hearth. Radiators.

Stairs leading to the First Floor.

### GINNEL

Timber Entrance door from Westgate gives access to the ginnel which gives a covered walk way through to a further door to the Rear Garden. This useful area is used by the owners as a storage area. Having power and light, this area has space for a fridge, freezer, tumble dryer and plumbing and space for a second dishwasher and a washing machine. Gas central heating boiler. Consumer unit.

## FIRST FLOOR

### LANDING

Recessed lighting. Internal window leading through to the Living Room. Glass bricks from the Stairway leading through to the Shower Room.

### SHOWER ROOM

Opaque window to the Rear. Suite comprises: shower cubicle with Hansgrohe shower with rainfall shower head, Duravit counter top basin with mixer tap and low level WC. Glass work surface with under counter storage cupboard and shelving. Tiled splashbacks. Exposed beams. Tiled flooring with electric underfloor heating. Chrome ladder style towel rail.

### LIVING ROOM

Timber Double Glazed windows to the Front. Window seat. Shelved alcoves. Exposed beams. Recessed lighting. Radiators. Fireplace with stone hearth,

(This room could also be used as a further bedroom)

### BEDROOM TWO

(narrowing to 7'1 x 8'1)

Steps leading down from the Landing into an L-shaped room with Timber Double Glazed window to the Side. Open fire with stone hearth. Recessed lighting. Radiator.

### WC

Timber Double Glazed window to the Rear. Comprising: counter top basin with mixer tap and hidden cistern WC. Under counter storage cupboards. Recessed lighting.

### BEDROOM THREE

Timber Double Glazed window to the Front. Built in storage cupboards and shelving. Radiator.

## SECOND FLOOR

### MASTER BEDROOM

Timber Double Glazed window to the Side. Exposed beams and rafters. Recessed lighting. Radiator.

Steps leading down to ...

### WALK IN WARDROBE / DRESSING ROOM

Conservation rooflight window. Hanging rails. Recessed lighting. Exposed beams. Hot water cylinder. Radiator.

### ENSUITE BATHROOM

Velux Conservation rooflight window. Suite comprising: Contemporary free standing bath with mixer tap, oval counter top basin with mixer tap and hidden cistern WC. Glass work surface with under counter drawer storage. Open fire. Tiled flooring. Exposed beams. Recessed lighting.

## OUTSIDE

### TO THE REAR

As you access the garden through the patio doors there is a sandstone paved patio area with built in barbeque and seating, with exterior socket and lighting, perfect for al-fresco dining. Stepping stones take you across a well lit water feature, planted with a variety of marginal and aquatic planting through to the South Facing, Walled Kitchen Garden. With raised beds planted with herbs and various soft fruits, for example raspberry and blackberry and a range of apple trees, pear, quince, damson and fig. Hartley Botanic greenhouse with power points.

### PARKING

Parking space to the Rear of the Garden.

### SERVICES

Mains Water  
Electricity  
Drainage  
Gas central heating

### COUNCIL TAX

Council Tax Band C

### OPENING HOURS

#### RIPON:

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

### 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.

### 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.

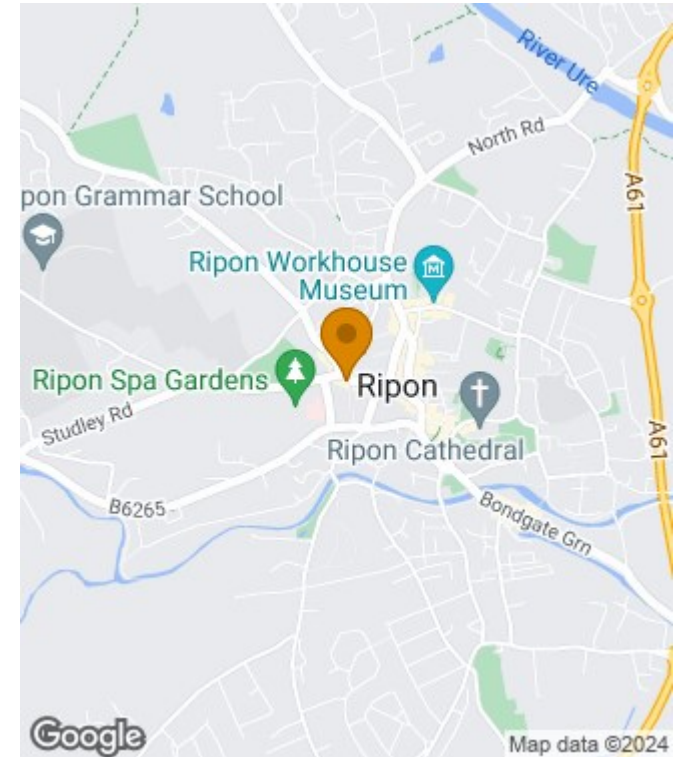
The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform Right to Rent checks on all prospective tenants before allowing them to sign a tenancy agreement. These checks are required regardless of whether the prospective tenant(s) are UK citizens or not.

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.

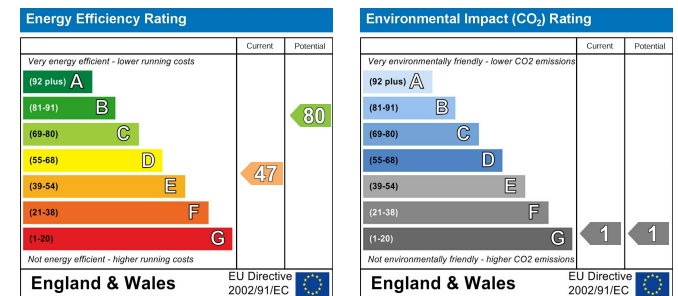
### Telephone & Broadband

See Ofcom checker and Openreach website for more details.

# AREA MAP



# ENERGY PERFORMANCE GRAPH



## Joplings Property Consultants

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