



18 Borrage Lane, Ripon, North Yorkshire, HG4 2PZ

£1,250 pcm

Bond £1,442

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

18 Borrage Lane, Ripon, North Yorkshire, HG4 2PZ

A recently renovated three-bedroom terraced house with driveway, garage and enclosed gardens, situated in one of Ripon's most sought-after locations, just a short walk from the city centre. This stylish home has recently undergone a full refurbishment and is finished to a high standard throughout to reveal beautifully presented accommodation comprising in brief - hallway, living room, dining kitchen, three bedrooms and a bathroom. The property is conveniently situated within a few minutes' walk of Ripon city centre, where there is an excellent range of amenities on offer, including bars, restaurants, and shops. EPC Rating C.

GROUND FLOOR
ENTRANCE HALLWAY
Stairs to first floor

LIVING ROOM
Central heating radiator. Window to front elevation

DINING KITCHEN
A range of wall and base units with working surfaces having inset stainless steel sink and tiled splash backs. Electric hob with extractor canopy over and electric oven under. Appliances include washing machine and fridge freezer. Central heating radiator. Window to the rear and glazed double doors out to a paved seating area.

FIRST FLOOR
LANDING

BEDROOM 1
Juliet balcony and window to front elevation. Central heating radiator.

BEDROOM 2
A further double bedroom with window to rear elevation. Central heating radiator

BEDROOM 3
Central heating radiator. Window to front elevation.

BATHROOM
P-shaped bath with shower over and screen, low-flush WC and vanity unit with inset washbasin. Window to rear elevation and extractor fan.

OUTSIDE
A gated driveway to the front provides off street parking. A gravelled driveway to the side of the terrace provides parking and gives access to the single garage, fitted with a new roof and an up and over access door. To the rear an enclosed terraced garden laid mainly to lawn with paved seating area, newly fitted fencing to perimeters and rear access gate.

COUNCIL TAX
The property has been placed in Council Tax Band C.

SERVICES
All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three, O2 all limited in home
Broadband - Basic 16 Mbps, Superfast 77 Mbps
Network availability - Openreach

Information obtained via:
<https://checker.ofcom.org.uk/>

USEFUL INFORMATION
For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050424612>

- TERMS**
1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
 2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
 3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
 4. References will be obtained using a credit reference agency.
 5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
 6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
 7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
 8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
 9. Right to rent checks will need to be completed in person at our offices.
 10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
 11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
 12. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
 13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
 14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
 15. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
 16. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
 17. This property will be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

