

TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**SOUTH LODGE, HOLLIN HALL
HARROGATE ROAD, RIPON, HG4 3AB**

£600 PCM

UNFURNISHED

A well presented gate lodge situated within easy reach of Ripon, Harrogate and the A1.

The property benefits from gas central heating, double glazing and comprises: Entrance porch, entrance hall, large living room/kitchen with a range of wall mounted cupboards, base units and drawers, electric oven and hob, rear hallway, bedroom and house bathroom with white suite.

To the side of the property is a pleasant terrace, lawned area and parking.

1 Bedroom

1 Reception Room

1 Bathroom

Available Now

£692.31 Returnable Bond

No Smokers/Pets

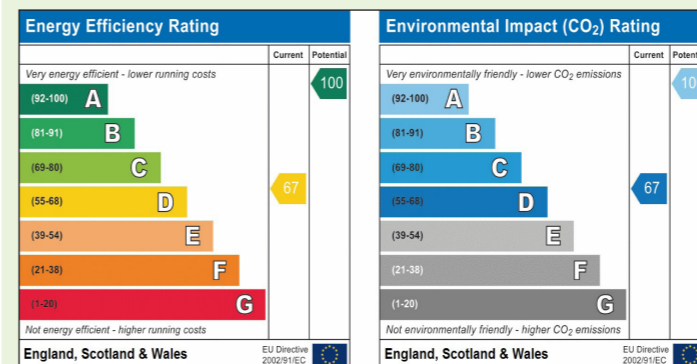
Council Tax: C - £1,746.38

DIRECTIONS - HG4 3AB

From Harrogate follow the A61 towards Ripon. After passing through Wormald Green the property is approximately 1.6 miles further, on the right hand side.



EPC RATING: D



APPROXIMATE DISTANCES

Town Centre	2.2 miles
Railway Station	7 miles
Bus Route	60 metres
Airport	20 miles