

£925 pcm



Wedgewood Dallamires Lane Ripon HG4 1TT

A DETACHED THREE BEDROOM HOME WITH GARDEN AND PARKING On the southern edge of Ripon. Ideal for Professional Couple working from Home. Good access to the A1/M and Ripon Bypass.

- **DETACHED HOME**
- **NEAR TO THE CANAL**
- **THREE BEDROOMS**
- **NEUTRAL COLOURS**



GROUND FLOOR:

Hall

Via Part glazed front entrance door. Radiator. Ceramic tiled floor. Cupboard under the stairs for extra storage. Stairs leading to first floor with neutral carpet.

Lounge

21'5"x14'11"(Max): Two Upvc windows to the front and side overlooking the garden. Oak style feature fireplace with Yorkshire stone hearth for occasional use only. TV and telephone points. Radiators. Picture Rail. Thermostat. Neutral carpet. Co-Detector.

Dining

11'6"x13'6": Upvc window to the front overlooking the garden. Oak style laminate floor. Ornamental brick insert fireplace with tiled hearth. TV and telephone points. Radiator.

Kitchen

14'3"x11'7"(Max): Two Upvc windows to the rear and side. A range of cream shaker style units fitted at floor and wall heights with laminate work surface. Cream tiles. Belfast style sink. Extractor fan. Hard flooring. Plumbed for washing machine. Cupboard housing Gas boiler with extra shelving. Co-Detector. Rear door to access the outside area.

FIRST FLOOR:

Landing

Upvc Opaque window. Radiator. Smoke Alarm.

Bedroom 1

14'3"x11'9"(Max): Upvc window to the front. Radiator. Neutral carpet. Picture Rail. Storage Cupboard.

Bedroom 2

12'2"x15'7"(Max): Upvc window to the front. Radiator. Neutral carpet. Picture Rail.

Bedroom 3

14'0"x8'8": SUITABLE FOR HOME OFFICE. Upvc window to the side. Radiator. Neutral carpet. Picture Rail. Cornice.

Bathroom

Upvc Opaque window to the side. Three-piece white suite with Bath and Electric shower over. Wash hand basin WC, Radiator. Airing cupboard. (No access to the roof space) Extractor fan.

Outside

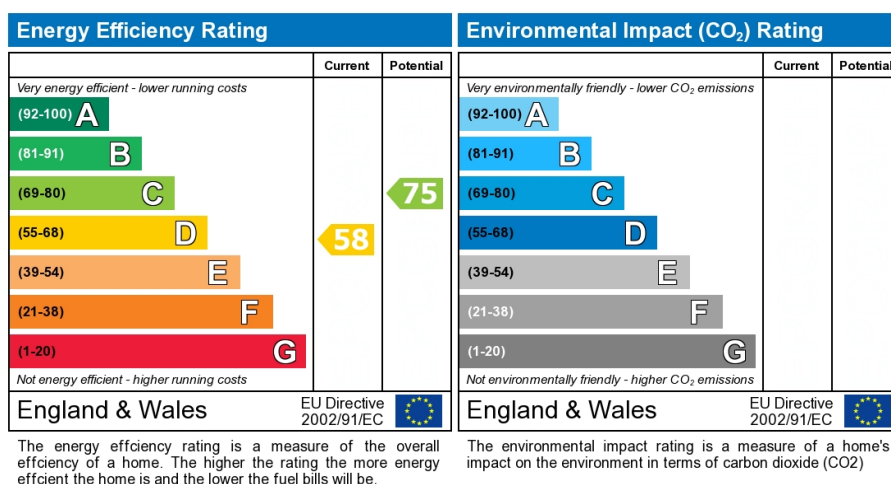
The enclosed gardens are mainly laid to lawn. Flower Border. Patio area. Garden shed. Off street Parking.

Directions

From the Market Place proceed down Duck Hill and turn left into Skellgarths. Continue ahead at the roundabout over the bridge, continue ahead on the Bondgate Green Road (B6265) until the next roundabout turn right and immediately left into Dallamires Lane. The property is on the left hand side.

DEPOSIT

Deposit £1025.00. 6 Months Assured Shorthold Tenancy. No Pets. No Smoking. Council Tax Band: D. EPC: D.



Letting Information:

- Confirm the property is still available and if so, arrange an appointment to view contact Beckwith Letting and Management on telephone no 01765 605933 or 07790850902 or email jaynebeckwith@aol.com.
- If after viewing the property you wish to proceed with a tenancy application, please fully complete the appropriate application form.
- All persons over the age of 18 will be required to complete an application form and will be named in the Tenancy Agreement.
- Each Tenancy is subject to are reference application form. Submission of an application form does not guarantee the offer of tenancy this is subject to satisfactory references being obtained.

Tenancy Information:

- Please provide identification (driving licence/passport/utility bill) for references, credit checks in preparation of the Tenancy Agreement. Prior to your tenancy commencing, payment of the first month's rent and deposit will be required. The deposit (in addition to the first month's rent) is equivalent to five weeks rent for annual rent below £50,000.
- The keys for the property will be released when the first month's rent and deposit is paid in full.
- Payments to change a tenancy agreement eg: change of sharer (capped at £50)
- Payments associated with early termination (capped at the Landlord's loss or the Agent's reasonably incurred cost's)
- The Tenant will be responsible for all Council Tax and Utility Bills.
- Reasonable costs for replacement of lost keys or other security devices.

Important Notes:

- These particulars do not constitute an offer or a contract.
- Prospective tenants should satisfy themselves by inspection of the property.
- All illustrations are for identification purposes only and are not to scale. Measurements taken in imperial to nearest 3inches.
- Any appliances and services (including central heating systems, TV aerials and telephone sockets) should not be taken as any guarantee that they are in working order.
- Beckwith Letting and Management has no authority to make or give and representation nor warranty in relation to this property.