

£545 pcm



41b Allhallowgate Ripon HG4 1LF

* A ONE BEDROOM COTTAGE STYLE PROPERTY ON ONE FLOOR WITH ENCLOSED COURTYARD GARDEN.* The property is approx 350 yards from Ripon's City Centre.

- IDEAL FOR ONE PERSON
- NEAR THE CITY CENTRE
- ENCLOSED COURTYARD
- OPEN-PLAN LIVING AREA



GROUND FLOOR:

Entrance hall

Via Panelled Entrance door. Ribbed mating flooring. Radiator. Smoke alarm and Security system.

Kitchen/lounge

19'3"x12'3": The kitchen area is fitted with Shaker style units at floor and wall heights with laminate working surfaces. Stainless Steel Sink. Electric Cooker. Electric Hob with Extractor fan. New Fridge. Washing Machine. Gas boiler. Indian Stone style flagged floor. Double French style doors with sidelights leading into the Courtyard garden. CO Detector. TV and Telephone point. Two Radiators.

Bedroom 1

11'0 x 8'6": Window to the side. Ceiling Coving. Beech style fitted wardrobes with Cupboards over. Chest of Drawers. Access to roof space. TV and Telephone point. Radiator.

Shower room

Velux roof light. Three piece white suite with Vanity unit and wash hand basin. Concealed cistern and WC. Walk in shower. Chrome style heated towel. Slate style ceramic tiled floor. Ceramic wall tiles with mosaic border. Extractor fan.

Outside

Delightful enclosed Courtyard garden to the rear. Indian Stone style flagged Patio area.

Directions

From Victoria Grove, turn right into Allhallowgate and the property is on the right hand side identified by the Beckwith Letting and Management board.

Viewings


Please contact Beckwith Letting and Management Ltd on telephone no 01765 605933 or 07790 850902 or email jaynebeckwith@aol.com.

DEPOSIT

Deposit £645. Council Tax Band A. EPC: C. 6 Months Assured Shorthold Tenancy. No Pets. No Smoking.

Please note

We are required by the Estate Agents Act 1979 to disclose that the Landlord of this property is a member of staff in employment of Beckwith Letting and Management.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74 74	England & Wales
			EU Directive 2002/91/EC
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)</p>	

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.