

Williamson Drive, Ripon, HG4 1AY

£1,200PCM (Deposit: £1,384)

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Tax Band: C Furnished: Unfurnished

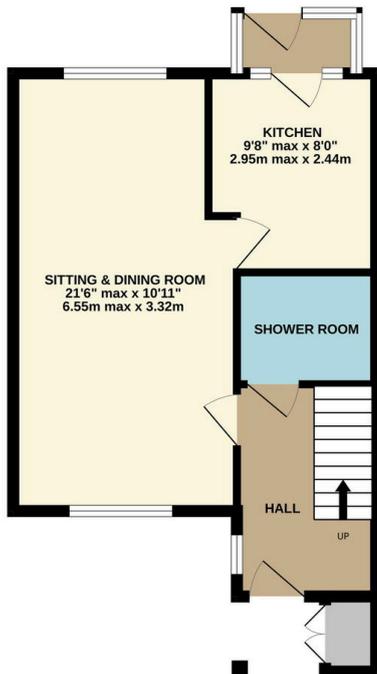
A great opportunity to rent this attractive mid-terraced house located in a quiet residential cul-de sac conveniently placed for riverside walks and a wide range of amenities in Ripon city centre. The well-presented accommodation offers excellent flexibility and includes three good size bedrooms plus bathroom and shower room. The light and spacious interior is complimented by gas central heating, a low maintenance garden and an allocated parking space.

APPLICATION INFORMATION One weeks rent is payable to reserve a property which will then be deducted from the total rent and deposit requested. Properties will remain available until this is paid. On completing an application form on-line, you will need to provide identification (colour copy of passport, driver's licence and a utility bill). The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained. A deposit equivalent to five weeks rent payable before the commencement of the Tenancy. The first month's rent and deposit must be paid before we will release the keys to the property. Applicants must show evidence of their contents insurance

prior to the start of a tenancy. Payments can be made by bank transfer only. Personal cheques are not acceptable.

- Attractively Designed House
- Gas Central Heating
- Excellent Natural Light
- Three Good Size Bedrooms
- Low Maintenance Garden
- Spacious & Versatile
- Through Reception Room
- Downstairs Shower Room
- First Floor House Bathroom
- Allocated Parking Space

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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