



Room 1, 56 Ripon Street, Preston, PR1 7UJ

£495 PCM

- Ground Floor Double Room with its own W.C.
- All bills included
- Minimum 12 month contract
- Fully furnished

56 Ripon Street, Preston PR1 7UJ

ROOM IN A SHARED HOUSE

This in an en-suite room with good furniture – a wardrobe, chest of drawers and a double bed & mattress.

BATHROOM : The room has its own toilet & there is also a new communal bathroom fitted on the first floor.

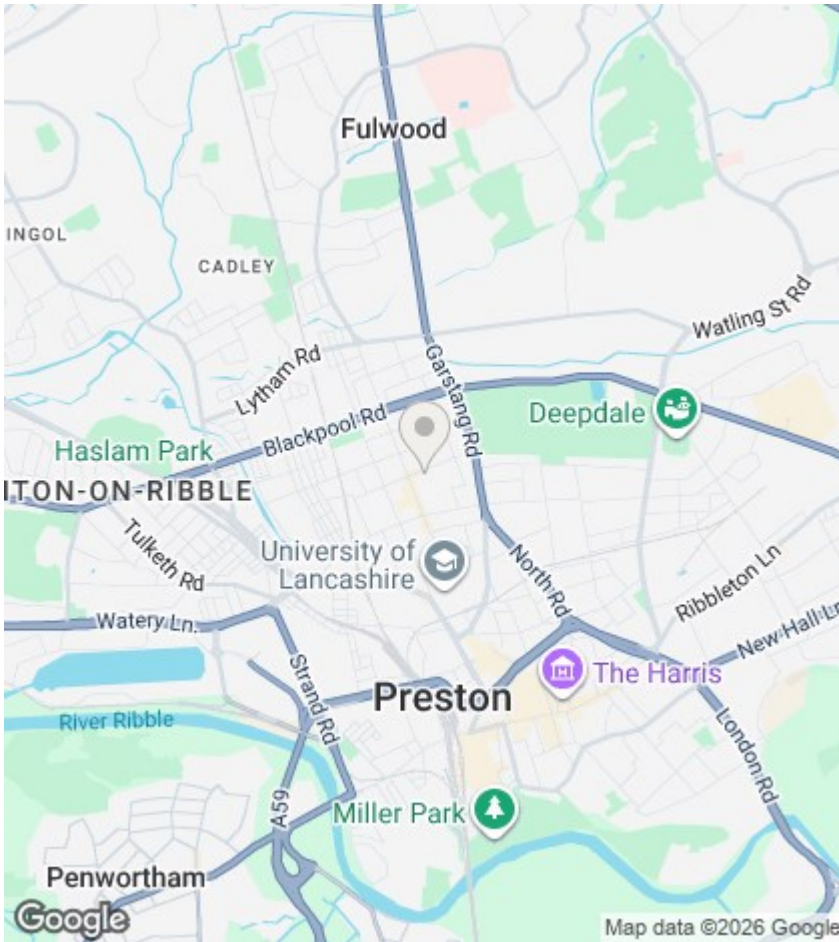
KITCHEN: Benefitting from a built in oven/hob, a fridge freezer, washing machine, microwave and plenty of cupboard space.

PRICE : Do not be misled by the low rent of £430pcm, this price includes all bills such as gas, electric, council tax, water rates and internet!



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	