

3 Whitwell Terrace, Melmerby, Ripon, HG4 5HQ

£1,300PCM (Deposit: £1,500)

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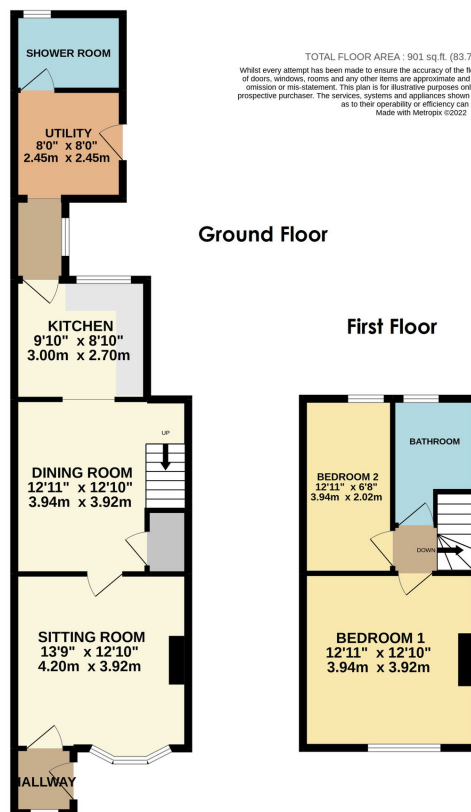
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band: B Furnished: Unfurnished

A beautifully presented country cottage home on the edge of this popular and attractive village and conveniently placed for Ripon and the A1(M). This charming and practical property will appeal to those who appreciate a high standard of presentation and well considered modern features in a convenient village location. Large garage/outbuilding and a good size garden.

APPLICATION INFORMATION. One weeks rent is payable to reserve a property which will then be deducted from the first month's rent. Properties will remain available until this is paid. As part of the application, you will need to provide at least one form of photo identification such as (colour copy of passport, driver's licence and a utility bill). The completion and submission of the initial application does not guarantee the offer of a tenancy, this is subject to satisfactory references being obtained. A deposit equivalent to five weeks rent is payable before the commencement of the Tenancy. The first month's rent will be requested on the day the tenancy commences and after the contracts are signed. Applicants must show evidence of their content's insurance prior to the start of a tenancy. Payments can be made by bank transfer only. Personal cheques are not acceptable.

- Superb Period Village Home
- Oil Fired Central Heating
- Two Bedrooms
- Elegant First Floor Bathroom
- Large Garage/Store
- Character Features
- Two Reception Rooms
- Ground Floor Shower Room
- Beautifully Presented
- Generous Lawned Garden



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SOLO PROPERTY MANAGEMENT LTD
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