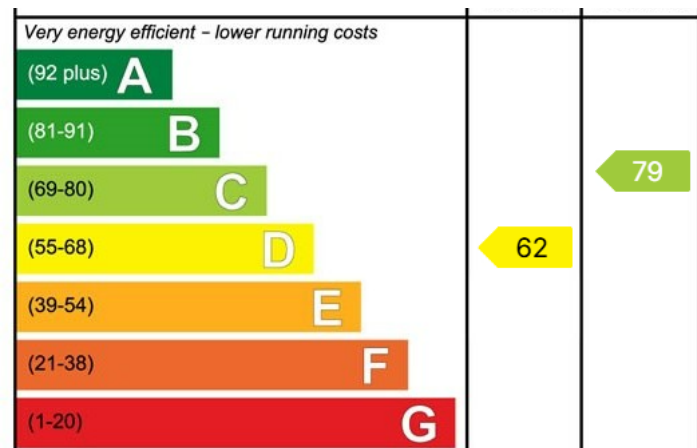


## 52 Lark Lane, Ripon, HG4 2HJ - Available for a 12 month let only

£1,400PCM (Deposit: £1,615)

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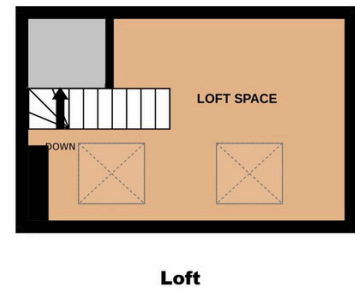
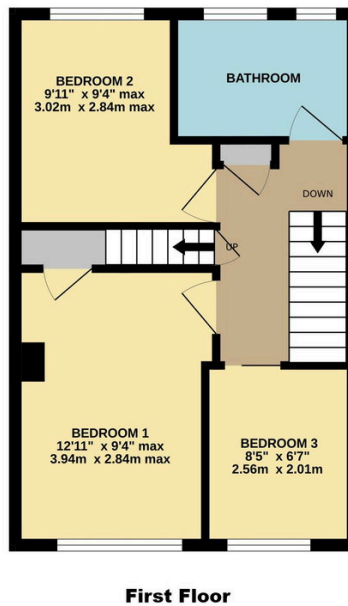
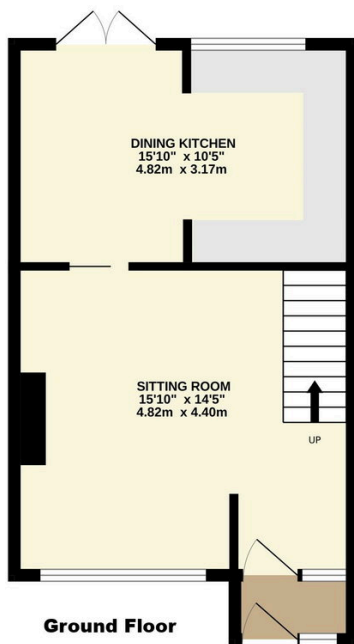


Tax Band: C Furnished: Unfurnished

A light and airy semi-detached house in a sought-after residential area on the western edge of Ripon. The spacious and flexible accommodation is well-presented throughout and is equipped with thoughtful features, neutral colour schemes, a stylish dining kitchen and modern bathroom. The private and enclosed corner garden plot includes garden, plentiful parking and one garage.

**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.

- Bright & Stylish Home
- Spacious Living Areas
- Versatile & Flexible
- Smart Fitted Bathroom
- Secure Gated Driveway
- Corner Garden Plot
- Stylish Dining Kitchen
- Three Good Bedrooms
- Useful Converted Loft
- Use of One Garage



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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