

SOLO

the modern estate agent

24b Princess Close, Ripon, HG4 1HZ

Bright modern home in a delightful setting

RENT PCM

£595









WELCOME

A delightful modern home forming the end of a terrace in a quiet but convenient cul-de-sac location just a few moments walk from Ripon centre and ideally placed for countryside and travel.

The property is neutrally decorated and offers bright and welcoming accommodation with excellent proportions. The size and layout provides great versatility and benefits from gas central heating and double glazed windows throughout. Contemporary colour schemes and features give a modern ambience and provide all of the ingredients for a relaxed lifestyle.

INSIDE

Stepping inside reveals a generously proportioned reception room offering versatile sitting and dining space with glazed double doors to make the most of the rear garden. A staircase leads to the first floor and there is the welcome benefit of a downstairs toilet. The open-plan kitchen combines modern style with practicality, offering a range of units with work surfaces, integrated electric oven, gas hob with









extractor, and space for other appliances. On the first floor you will discover a spacious double bedroom with a rear window. The bedroom is complimented by a modern bathroom with a white suite including a bath with shower over, vanity unit wash basin with cupboards below, toilet and a useful linen/storage cupboard over the stairway.

OUTSIDE

The area in front of the property has been gravelled to provide a car parking space with a paved pathway leading to the front door. A gravel pathway continues to the rear where you'll find a delightful garden area with generous paved patio with a raised flower bed border.

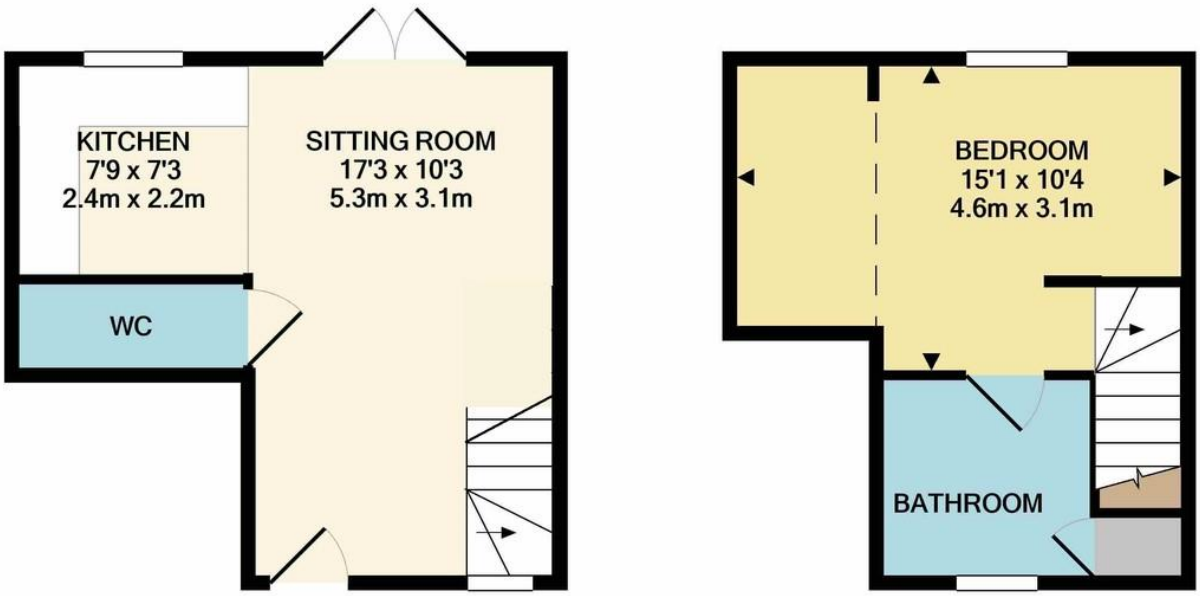
LOCATION

The property occupies a delightful cul-de-sac setting within an established and quiet area close to 'Paddies Park' public open space. Ripon city centre is within walking distance and offers a wide choice of shops and amenities situated around the historic market place. Local supermarkets near by include an Aldi and a Marks & Spencer's food hall. There are numerous sports and leisure facilities together with several footpaths to take advantage of near-by countryside. Commuters and regular travellers are served by an excellent road network and regular bus services.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 258 SQ.FT.
(23.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AVAILABILITY

To Let – Long Term

COUNCIL TAX BAND

A

SERVICES

Gas Central Heating & Mains Services.

VIEWING ARRANGEMENTS

SOLO are happy to accommodate a more flexible approach to viewings so please phone or email your request.

Awaiting EPC

Agents Note: The landlord has advised us that the information contained within these particulars is correct to the best of the landlord's knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.

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