


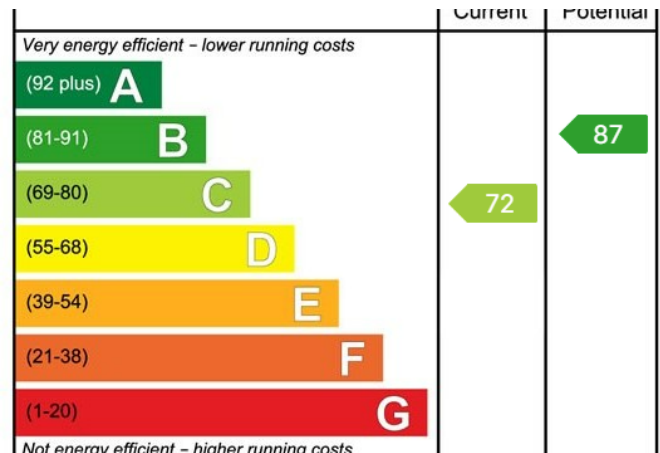


18 Lynden Close, Ripon, HG4 1US

£1,500PCM (Deposit: £1,730)

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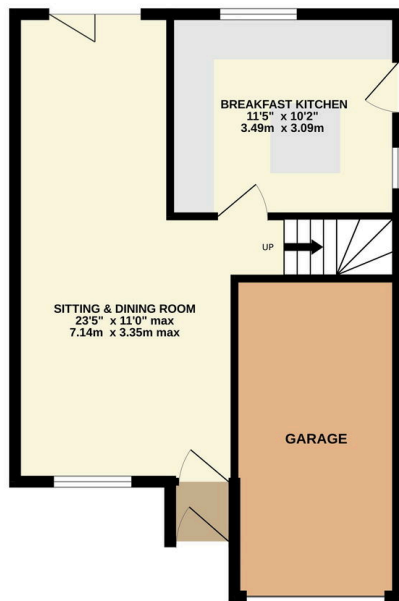
Tax Band: D Furnished: Unfurnished

An attractive detached modern house occupying a tucked-away position on the edge of Ripon conveniently placed for local amenities, countryside walks and travel. This delightful home offers a well-balanced layout with excellent proportions providing bright, versatile and stylish family space with attractive décor and a plethora of enhanced fixtures and fittings throughout. Further benefits include gas central heating, double glazing, a good size garden and garage.

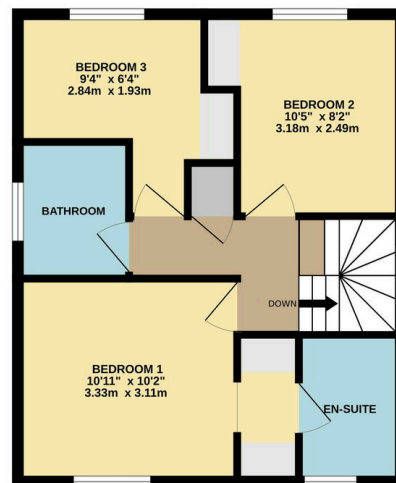
APPLICATION INFORMATION One weeks rent is payable to reserve a property which will then be deducted from the total rent and deposit requested. Properties will remain available until this is paid. On completing an application form on-line, you will need to provide identification (colour copy of passport, 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.

- Modern Detached House
- Attractively Decorated
- En-suite Bedroom One
- Built-in Wardrobes
- Garage & Gardens
- Enhanced Specification
- Quality Kitchen Fittings
- Spacious & Versatile
- Integrated Appliances
- Convenient Location

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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