



Flat 1, 10 Palace Road, Ripon, HG4 1ET

£795 pcm

Bond £917

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 1, 10 Palace Road, Ripon, HG4 1ET

A spacious and well presented two bedroom ground floor apartment with garden. This excellent apartment provides generous living accommodation that is appointed to a good standard, having an impressive sitting room with a bay window and attractive fireplace together with a well-equipped kitchen with dining area with patio doors, leading to the garden, two good sized bedrooms, a modern ensuite bathroom and additional shower room. The property is situated in its convenient location, well served by local amenities and just a short distance from Ripon city centre. EPC Rating D.

SITTING ROOM

A spacious reception room with bay window and attractive fireplace with living flame gas fire.

BEDROOM

A bedroom with fitted wardrobes and ensuite.

ENSUITE

With WC, basin and bath with shower above. Heated towel rail.

BEDROOM

A further bedroom with fitted cupboards.

KITCHEN

With a range of fitted units and integrated appliances. Spacious dining area with patio doors leading to the garden.

SHOWER ROOM

With WC, basin and shower.

OUTSIDE

The property has the benefits of a garden providing an outdoor sitting area.

COUNCIL TAX

The property has been placed in Council Tax Band A.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No children or sharers without landlord's consent. No pets.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
15. Verity Frearson is a member of RICS, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
16. This property will NOT be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			