



**4 King Street, Ripon, HG4 1PJ**

**£895 pcm**

**Bond £1,032**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 4 King Street, Ripon, HG4 1PJ

An attractive 2/3 bedroomed cottage enjoying a delightful outlook towards the adjoining park and situated in this most convenient location within a couple of minutes walk from Ripon city centre. This excellent property provides modern accommodation, comprising a large sitting room, well equipped kitchen, modern bathroom and study/bedroom, in addition to the two double bedrooms on the first floor. There is an outdoor sitting area and single garage and the property is situated in this attractive and convenient location being within a moments walk from the city centre and the many varied amenities on offer. EPC rating D.

## GROUND FLOOR

### SITTING ROOM

A large reception room with a space for sitting and dining areas.

### KITCHEN

With a range of fitted units with worktop and breakfast bar. Electric hob, oven and space for appliances. Door leads to outside area.

### BEDROOM 3/STUDY

A ground floor single bedroom or useful workspace.

### BATHROOM

A white suite comprising WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail.

## FIRST FLOOR

### BEDROOMS

there are two good side bedrooms on the first floor.

### OUTSIDE

To the rear of the property there is an outdoor sitting area and single GARAGE.

### COUNCIL TAX

This property has been placed in council tax band B.

### SERVICES

All mains services are connected to the property. Water billed on rateable value  
Mobile coverage - EE, Vodafone, Three, O2 (EE & Three may be limited)  
Broadband - Basic 16 Mbps, Superfast 80 Mbps  
Satellite / Fibre TV availability - BT, Sky, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

### USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050426448>

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	63	
(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			