



- Two bedroom house
- Recently fitted kitchen
- Luxury bathroom
- Driveway
- Pleasant garden
- Close to local amenities
- Fitted wardrobes
- Double glazed
- Council Tax Band C

## Aismunderby Close, Ripon

A well presented two bedroom house, with driveway and gardens which benefit from a recently fitted kitchen, luxury bathroom and has been recently redecorated throughout.

The property benefits from gas central heating, double glazing and comprises, entrance vestibule, large living room, modern breakfast kitchen, master bedroom with fitted wardrobes, second bedroom with store cupboard and luxury bathroom.

**£920 PCM**





### ENTRANCE VESTIBULE

4'4" x 4'4"

With UPVC double glazed front door.

### LIVING ROOM

15'3" x 12'4"

With UPVC double glazed window to the front, central heating radiator and under-stairs storage cupboard.

### BREAKFAST KITCHEN

12'5" x 9'4"

Recently fitted kitchen with a range of wall mounted cupboards, base units and drawers, hood, oven and integrated fridge/freezer.

Dining area with UPVC double glazed door to the rear garden.

### FIRST FLOOR LANDING

With loft hatch.

### MASTER BEDROOM

12'5" x 8'10"

With UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

### BEDROOM TWO

12'4" x 6'9"

With UPVC double glazed window to the front, central heating radiator and useful store cupboard.

### BATHROOM

5'9" x 5'9"

With suite comprising, bath with shower over and glazed side screen, low flush wc, basin with cupboard below, heated towel rail, UPVC double glazed window to the side and extractor fan.

### OUTSIDE

To the front of the property is a block paved driveway, lawned garden and path leading to the rear of the property.

To the rear of the property is a patio area, terrace garden, timber boundary fencing and garden shed.

### COUNCIL TAX BAND C

### PLEASE NOTE

The property does not allow pets or smokers.







### AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

### RENTAL PROCEDURE


1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

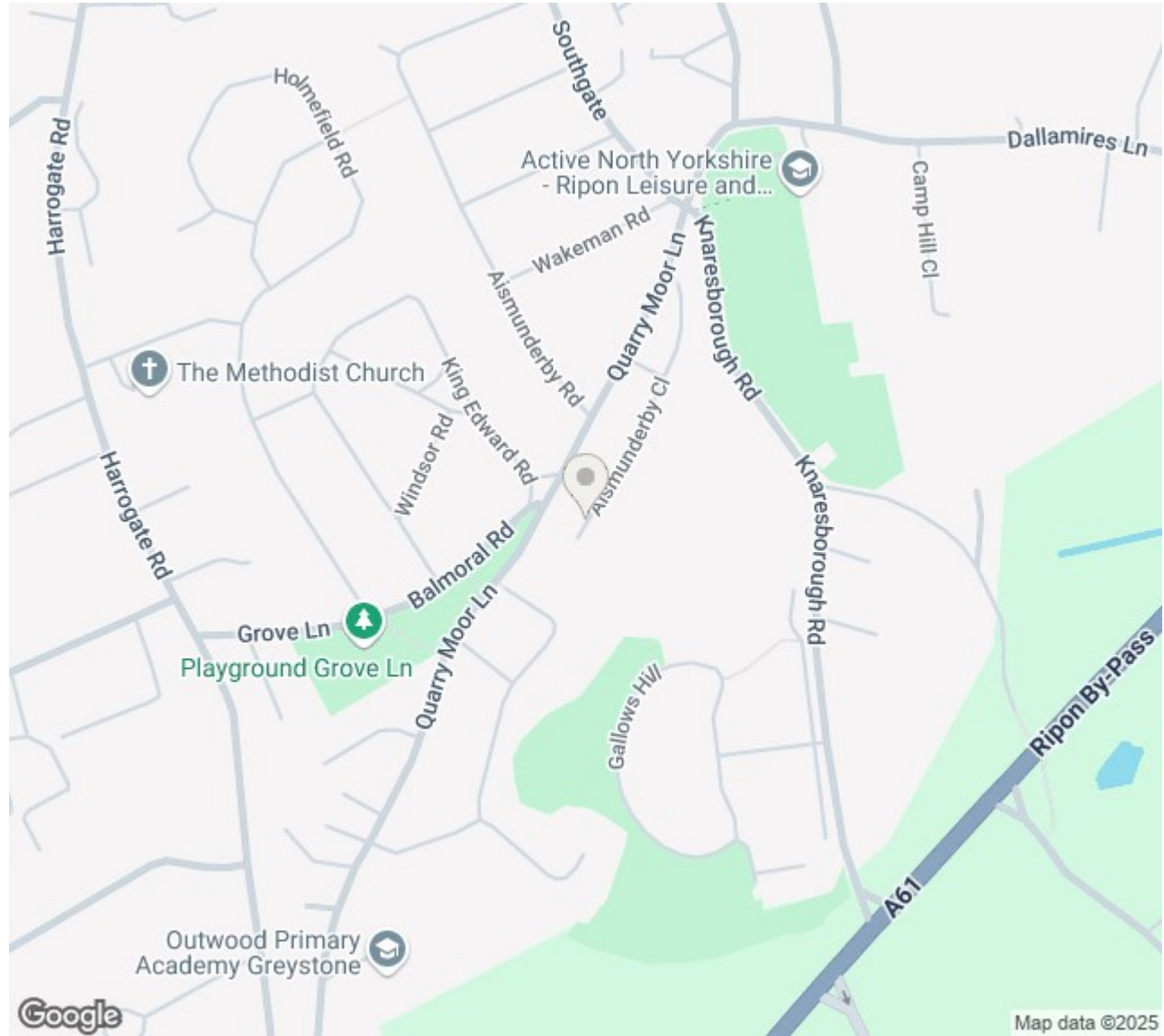
### PAYMENT

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.



### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements