

9 Main Street, Ripley,
Harrogate, HG3 3AX



£900 pcm

EPC Rating D

Description

A 2 bedroomed cottage property, which offers deceptively spacious accommodation and includes a ground floor study, 2 bathrooms, useful studio annex room plus outbuildings. The property is equipped with gas central heating, has been neutrally decorated and carpeted and worthy of an internal inspection.

Location

Situated within the charming village of Ripley, which is well served by local amenities, all within easy walking distance, including The Boar's Head (hotel, restaurant and bar), Ripley Store and ice cream shop, butcher's shop, primary school, castle gardens and tearoom. The village is also on the route of the excellent 36 bus service with links to Harrogate, Leeds and Ripon.

Unfurnished

Floor and window coverings, cooker, refrigerator/freezer and washing machine included.

Directions

Take the A61 Ripon Road from Harrogate. Go through Killinghall and at the Ripley roundabout take the first exit. Proceed along here into Ripley and the property can be found on the right hand side.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Children permitted. Pets by Landlord's consent. Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £935 pcm.
5. You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
6. If a property renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
7. We have been advised by the Harrogate Borough Council that the property is in Band D for the purpose of Council Tax.
8. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
9. In order to comply with the Right to Rent legislation, with your application form we will need to see your Passport, or national Identity card. Also required will be proof of residency in the form of a Utility bill or bank statement not more than three months old.
10. This property will be managed by the landlord.
11. Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.

Rental Terms

£900 pcm excluding utilities. Deposit £1,035

Available

11th July 2022

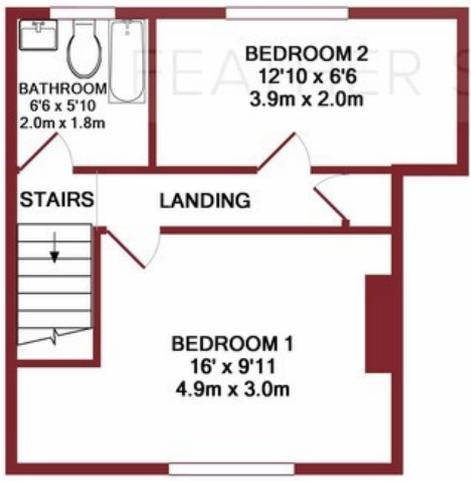
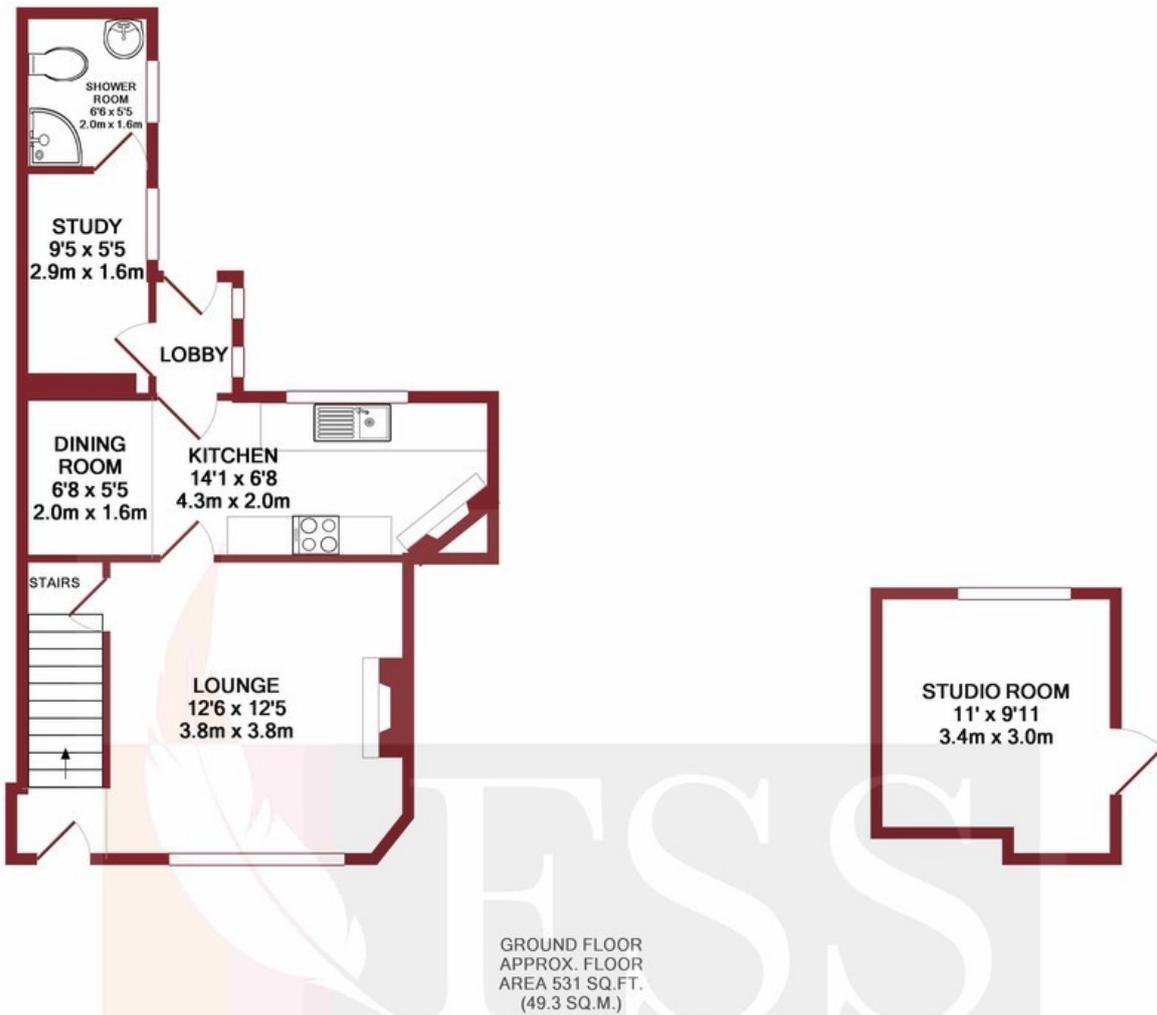
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

25 May 2022

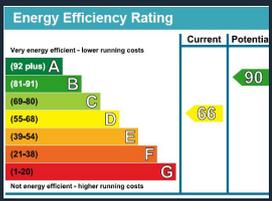




1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)

IMPORTANT NOTICE: 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4: **VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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