

6 Main Street, Ripley, Harrogate,  
HG3 3AX



**£780 pcm**

EPC Exempt

### **Description**

An attractive, neutrally decorated, 1 bedroom, end of terrace cottage in this much sought after location. There is a breakfast kitchen, a useful utility room and large bathroom with shower over the bath. The property has a large garden to rear and additional outbuilding storage

### **Location**

The cottage is situated in the centre of the much sought-after village of Ripley, having local shops, school and the famous Boars Head Hotel and Ripley Ice Cream Store close by. There is excellent road access to Harrogate, Ripon, Knaresborough and beyond, along with a regular bus service to Harrogate and Ripon.

### **Available**

NOW

### **Unfurnished**

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

### **Rental Terms**

£780 pcm excluding utilities. Deposit £900

### **Directions**

Take the Ripon Road (A61) out of Harrogate, continue on this road, and through two roundabouts, for approximately four miles, then take the first exit from the next roundabout (in Ripley itself), onto Main Street. The property is on the same terrace as Chantry Art Gallery but at the opposite end.

### **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. Sorry, no children and no smokers. Pets by Landlord's consent.
4. If consent is granted by the landlord for a pet, the rent will increase to £815 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 The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.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.

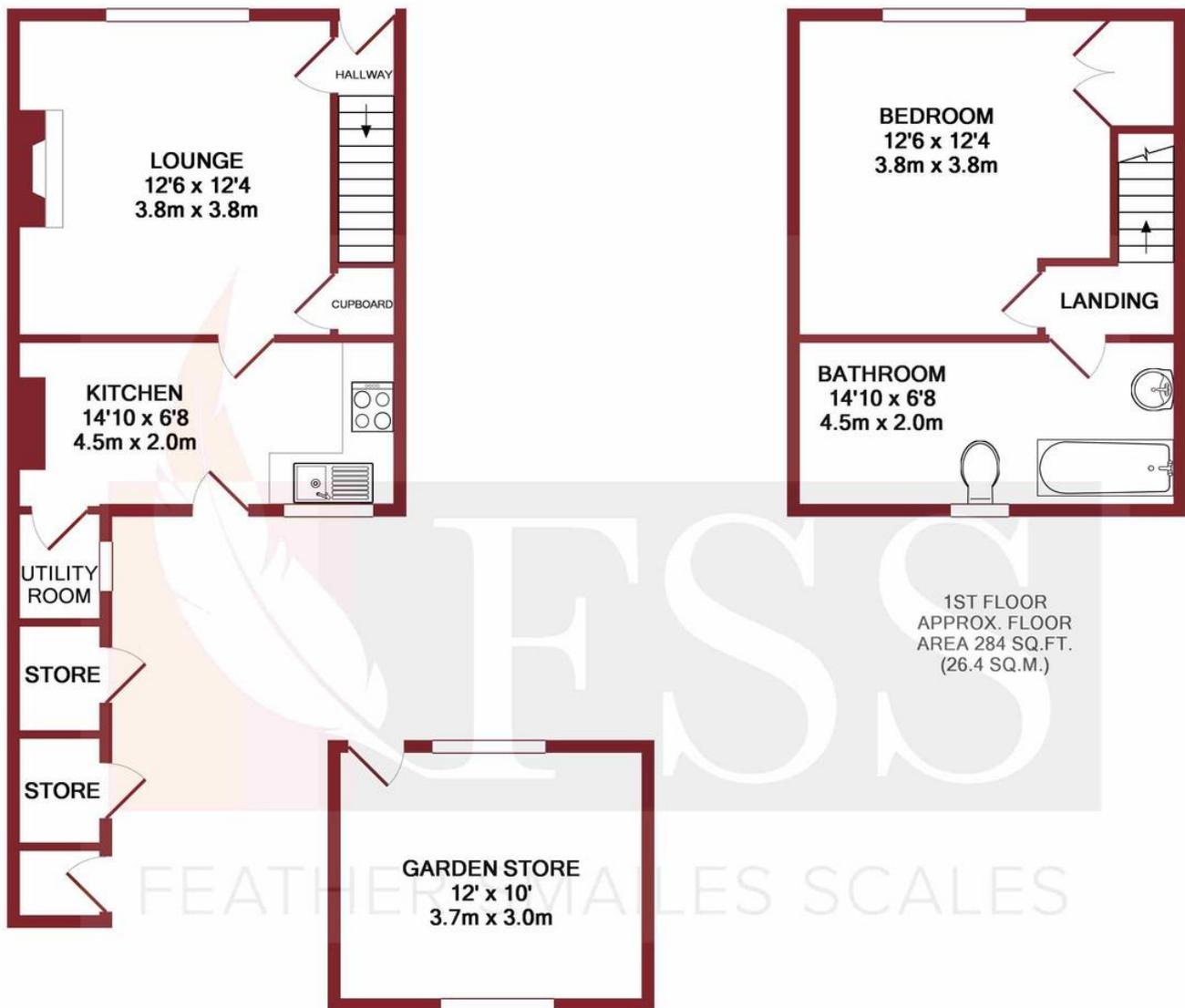
### **Viewing**

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**

5 November 2021





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