



## Flat 5 High Skellgate , Ripon, HG4 1BA

A modern two bedroom first floor apartment at the very heart Ripon city centre with all amenities in walking distance. The property benefits from being renovated throughout to a high standard, light and spacious modern dining kitchen and shower room. Comprises: Private entrance, front door, stairs leading to first floor landing, lounge, dining kitchen, two bedrooms and shower room. AVAILABLE BEGINNING MARCH!!!

**£750 Per Calendar Month**

# Flat 5 High Skellgate

, Ripon, HG4 1BA



- FIRST FLOOR TWO BEDROOM FLAT
- DOUBLE GLAZING + GAS CENTRAL HEATING
- AVAILABLE BEGINNING MARCH !!!
- CITY CENTRE LOCATION
- MODERN THROUGHOUT
- MODERN KITCHEN + SHOWER ROOM
- CLOSE TO ALL AMENITIES

## PRIVATE ENTRANCE

### FRONT DOOR

Stairs leading to first floor landing.

### LOUNGE

10'0" x 7'4" (3.05m x 2.24m)

Double glazed window to front aspect, feature fire place, double radiator, tv and phone point.

### KITCHEN DINING ROOM

12'9" x 10'4" (3.89m x 3.15m )

Range modern wall and base units with work top over, integrated oven and hob with extractor hood over, sink unit housing bowl and drainer

with swivel mixer tap, space and plumbing for washing machine, space for upright fridge freezer and double glazed window to side aspect.

### INNER HALL

Leading to:

### BEDROOM ONE

11'0" x 8'11" (3.35m x 2.72m)

Double glazed window to rear aspect, radiator.

### BEDROOM TWO

5'8" x 16'7" (1.73m x 5.05m)

Window to rear aspect.

## SHOWER ROOM

9'5" x 5'10" (2.87m x 1.78m)

Modern white suite comprising; low level W.C., shower cubicle housing mains shower, pedestal hand wash basin with mixer tap, radiator, double glazed window to side aspect.

## AGENTS NOTES

No Parking!!!

All Bonds/deposits are held with the DPS

We are a member of the property ombudsman and the Client Money Protection (CMP)

Tenants holding deposit is a weeks rent.



Directions





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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