



**Sherringtons**  
Sales & Lettings



## Flat 5 Mill House

Duck Hill, Ripon, HG4 1BL

This two bedroom second floor apartment close to Historic Ripon City Centre and located conveniently to all local amenities with central location, easy access to public transport and commuter links. This property benefits from a new modern kitchen and appliances, bathroom, carpets and full redecoration throughout. new electric heating and double glazed windows installed. The property briefly comprises: Communal front door into entrance hall with stairs to second floor leading to private front door, inner hallway, lounge, kitchen, two bedrooms, bathroom with a further storage cupboard on communal landing. **AVAILABLE NOW!!!**

**£800 Per Calendar Month**

# Flat 5 Mill House

## Duck Hill, Ripon, HG4 1BL



- SECOND FLOOR APARTMENT
- FULLY REDECORATED THROUGHOUT
- CLOSE TO COMMUTER LINKS
- TWO BEDROOMS
- DOUBLE GLAZING
- AVAILABLE NOW!!
- NEW KITCHEN AND BATHROOM
- CITY CENTRE LOCATION

### FRONT DOOR

Leading into communal entrance hall plumbing for washer and space for with stairs leading to second floor.

mixer tap, under counter space and under counter fridge.

### STORAGE CUPBOARD

Storage cupboard on communal landing.

### ENTRANCE HALL

Security entry phone, cupboard housing hot water tank.

### BEDROOM ONE

12'5" x 9'8" (3.78m x 2.95m)  
Double glazed window to front

### AGENTS NOTES

aspect, wall mounted electric heater.  
No Pets !!!  
Council Tax Band A.  
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.

### LOUNGE

12'8" x 14'2" (3.86m x 4.32m)  
Double glazed window to front and side aspect, wall mounted electric heater, tv and phone point.

### BEDROOM TWO

7'8"" x 7'9" (2.34m" x 2.36m)  
Double glazed window to side aspect, wall mounted electric heater.

### KITCHEN

9'7" x 7'4" (2.92m x 2.24m)  
New range of modern wall and base units with work top over, integrated four ring electric hob and oven with extractor hood over, stainless steel sink unit with bowl, drainer and swivel

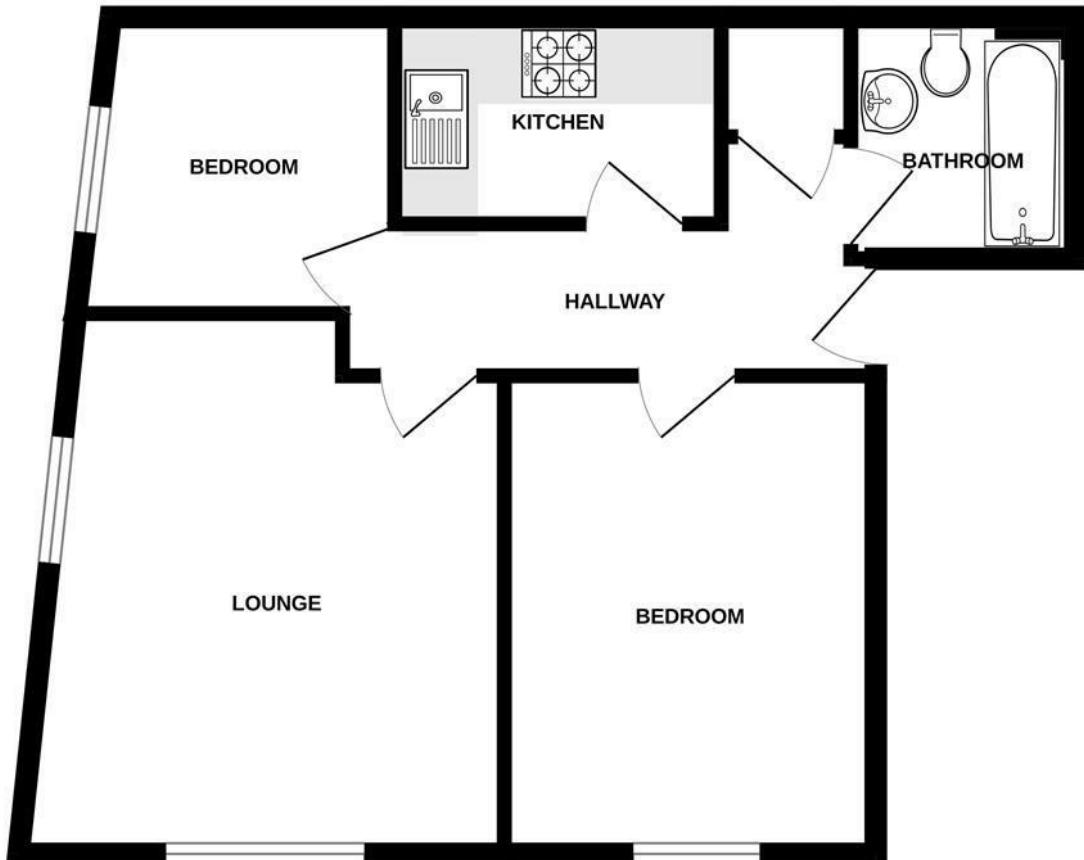
### BATHROOM

5'5" x 7'9" (1.65m x 2.36m)  
New Modern white suite comprising:  
Panelled bath, low level W.C., pedestal hand wash basin, extractor fan and wall mounted heater.



## Floor Plan

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	