

TO LET



Wellington Street, Ripon, HG4 1PH

MARTIN&CO

Wellington Street, Ripon

Mid Terraced House,
Two bedroom, One bathroom

£750.00 PCM

Date available: 8th November 2024

Deposit: £865.00

Unfurnished

Council Tax band: B

- Fantastic location
- Easy access to city centre
- Easy access to A61
- Modern décor
- Enclosed Rear Courtyard
- Minimum term of 12 months
- Pets considered at an increased rent of £775 PCM

Wellington Street is conveniently situated just a few minutes' walk from Ripon City Centre.

With a thriving marketplace and a magnificent cathedral, this busy little city has much to offer. Including many eclectic and specialist shops, independent cafes, pubs, and restaurants.

With the River Skell and the Ripon canal pathways are both just a stone's throw away, escaping the bustle of the city's centre is easy to do!



This attractive property has been thoughtfully renovated, with light and airy décor and flooring whilst retaining its charm.

Upon entering the property, you will find the well-proportioned living room, with an electric fire at its focal point. The handy built in cupboards offer valuable storage space.

Leading through to the separate kitchen, which has been fitted with a range of timeless wood effect units, electric oven, four ring hob & extractor. Room for a fridge freezer & plumbing for a washing machine.

External door leading to the enclosed rear courtyard and external store with lights and electrics.

Heading upstairs there is a double bedroom, to the front with useful built in storage.

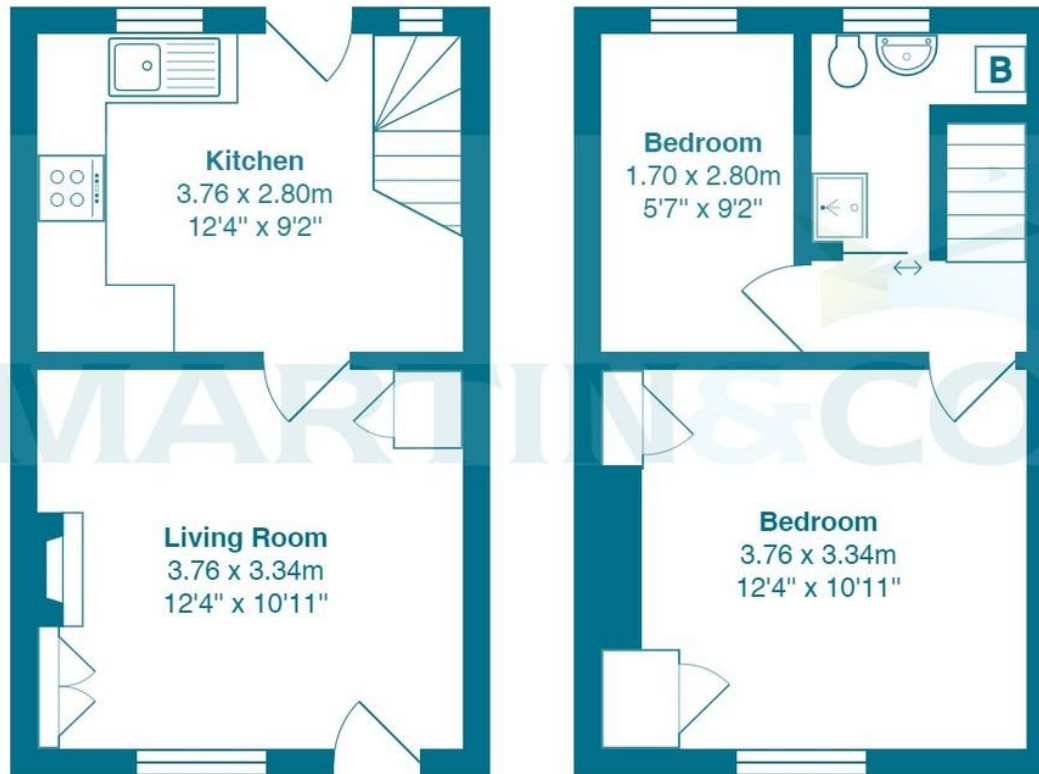
Second, single bedroom ideal as a nursery or home office, with delight views of Ripon's 7th Century Gothic Cathedral.

The shower room has been fitted with a standalone shower unit, basin, loo and heated towel rail. Making the most of the space on offer.

There is unrestricted, on street parking available to the front of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 47.4 m² ... 510 ft²

All measurements are approximate and for display purposes only

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