



- Two Bedrooms
- New Decor and Carpets
- Modern Dining Kitchen
- Small Rear Courtyard
- Allocated Off Street Parking Space
- Close To Local Amenities
- Short Walk to Ripon Centre
- Council Tax Band C
- EPC Rating C

## 11 Waterside, Ripon, HG4 1RA

This beautifully presented recently refurbished 2-bedroom Town house situated in an attractively designed cul-de-sac development only a short distance from Ripon city centre. The property is offered for rent, free of all fees by a private landlord and briefly comprises.

The unfurnished property consists of a lounge, dining kitchen, bathroom, 2 bedrooms and allocated parking space.

- Gas Central Heating with modern high efficiency boiler.
- Double Glazing.
- New décor and carpets.
- Modern dining kitchen with oven, hob, and hood

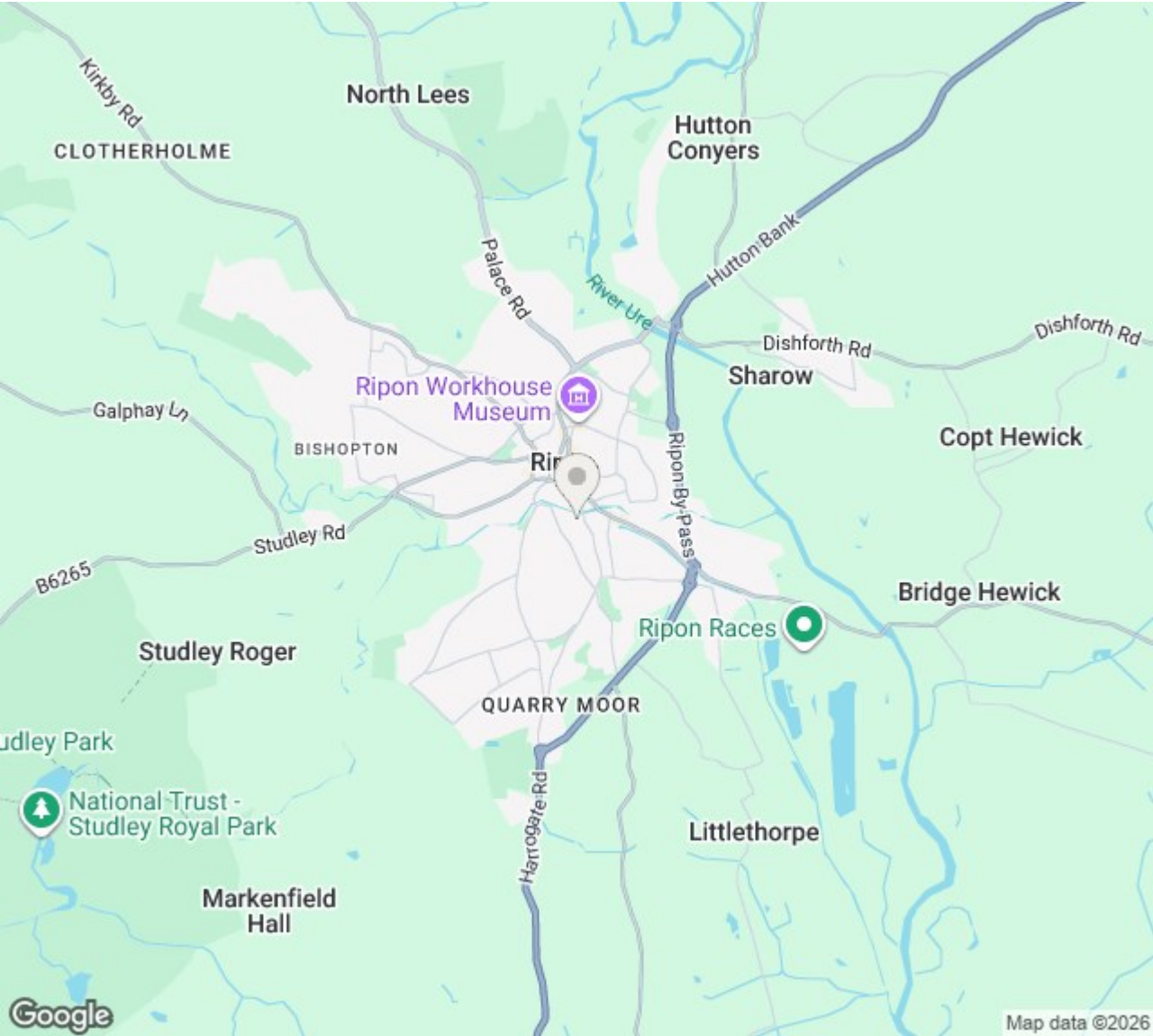
**£875 PCM**







| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 74                         | 81                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements