



31 KINGS MEAD, RIPON, NORTH YORKSHIRE, HG4 1EJ

£1,850 per month

Carter Jonas

31 KINGS MEAD, RIPON, NORTH YORKSHIRE, HG4 1EJ

- Available Now
- Gas Central Heating
- EPC Rating D
- Council Tax Band E
- Pets Considered
- Off Street Parking

THE PROPERTY

Available now, 31 Kings Mead is a beautifully presented four bedroomed, detached family home. Situated in a quiet cul-de-sac within the popular cathedral city of Ripon with a vast array of amenities only a short walk away.

The ground floor comprises a welcoming, naturally bright entrance hall leading to the kitchen dining room on one side and large sitting room to the other, a conservatory is at the rear overlooking the garden. The kitchen dining room is a large and modern open space which comprises a selection of neutrally fitted units and integrated appliances including an induction hob, oven, dishwasher, fridge, freezer and a washing machine. The spacious sitting room has windows at either end and a feature gas fire in the centre. A WC is located off the rear hallway where there is also a door leading out into the garden.

To the first floor, there is a large primary bedroom which includes a modern en-suite bathroom with a shower over the bath and a large storage cupboard, a spacious double bedroom and two further single bedrooms both benefitting from the far-reaching views of open fields to the rear of the property and a contemporary family bathroom suite which also includes a shower over the bath.

Externally, there is a lawned garden to the front with mature shrubs and a private, well maintained lawned garden, patio and decking area to the rear which is surrounded by colourful flowerbed borders and a hedged boundary, ample off-road parking for a number of vehicles and a detached double garage which provides adequate storage space.

This property sits just one mile away from the centre of Ripon City, 13 miles from Knaresborough, 13 miles from the spa town of

Available now, 31 Kings Mead is a beautifully presented four bedroomed, detached family home. Situated in a quiet cul-de-sac within the popular cathedral city of Ripon with a vast array of amenities only a short walk away.



Harrogate and 30 miles from York City Centre making the property ideal for family living and for someone with commuter needs, whilst benefitting from easy access to a variety of shopping, leisure and educational facilities in the local area with the renowned Ripon Grammar School only a short distance away.

Local rail services from Harrogate and Knaresborough provide excellent commuting options via Leeds and York. The A1 (M) is easily accessible and connects to both local and national road networks.

This well-presented property offers spacious living accommodation, a beautiful location and would be ideal for anyone with commuter needs whilst benefitting from a peaceful location.

Pets considered.

The deposit will be £2,134 (5 week's rent) at a rental value of £1,850 per calendar month.


The holding deposit will be £426 (1 week's rent) at a rental value of £1,850 per calendar month.

ADDITIONAL INFORMATION

Viewing Strictly by appointment only

Local Council Tax Band E
Authority



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



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01423 523423
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX
 E: harrogate.rural@carterjonas.co.uk



Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE