



**THE VICARAGE, 3 COLLEGE ROAD, RIPON, NORTH YORKSHIRE, HG4 2AE**  
£1,750 per month

**Carter Jonas**

# THE VICARAGE, 3 COLLEGE ROAD, RIPON, NORTH YORKSHIRE, HG4 2AE

- Available Now
- Unfurnished
- Four Bedrooms
- Council Tax Band F
- EPC Band D
- Pets Considered

## THE PROPERTY

Available now, The Vicarage is a beautifully presented, four bedroomed, detached, family home situated within the extremely sought City of Ripon.

Briefly, the accommodation comprises a spacious sitting room boasting natural light with a gas feature fireplace and garden views, a kitchen with fitted units with space for a free-standing cooker and fridge-freezer as required, separate dining room with log burning stove, utility room with plumbing in situ for a washing machine and dryer as required, office and a large W/C conveniently positioned off the utility room.

To the first floor, the primary bedroom is a spacious double benefitting from a selection of fitted wardrobes with two further well-proportioned double bedrooms one of which includes a selection of fitted wardrobes, a separate single bedroom and a large family bathroom suite comprising a free-standing bath with shower over, basin and WC.

Externally, this fantastic property offers ample off-road parking, a private location, a single detached, garage which could be utilised for storage purposes and an exceptionally spacious garden surrounding the property which is mainly laid to lawn with established trees, shrubs and borders.

Whilst enjoying a simply stunning location, this fantastic property has excellent communication links to the motorway network and regular bus services.

Available now, The Vicarage is a beautifully presented, four bedroomed, detached, family home situated within the extremely sought City of Ripon.



The property is located approximately 0.4 miles from the Cathedral City of Ripon, 13 miles from the spa town of Harrogate and 30 miles from the City of York making this property ideal for someone with commuter needs.

The Vicarage is heated via a mains gas fired central heating system with fully double-glazed windows throughout.

Electricity, water, gas and sewerage are all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Pets considered.

The deposit will be £2,019 (5 week's rent) at a rental value of £1,750 per calendar month.

The holding deposit will be £403 (1 week's rent) at a rental value of £1,750 per calendar month.

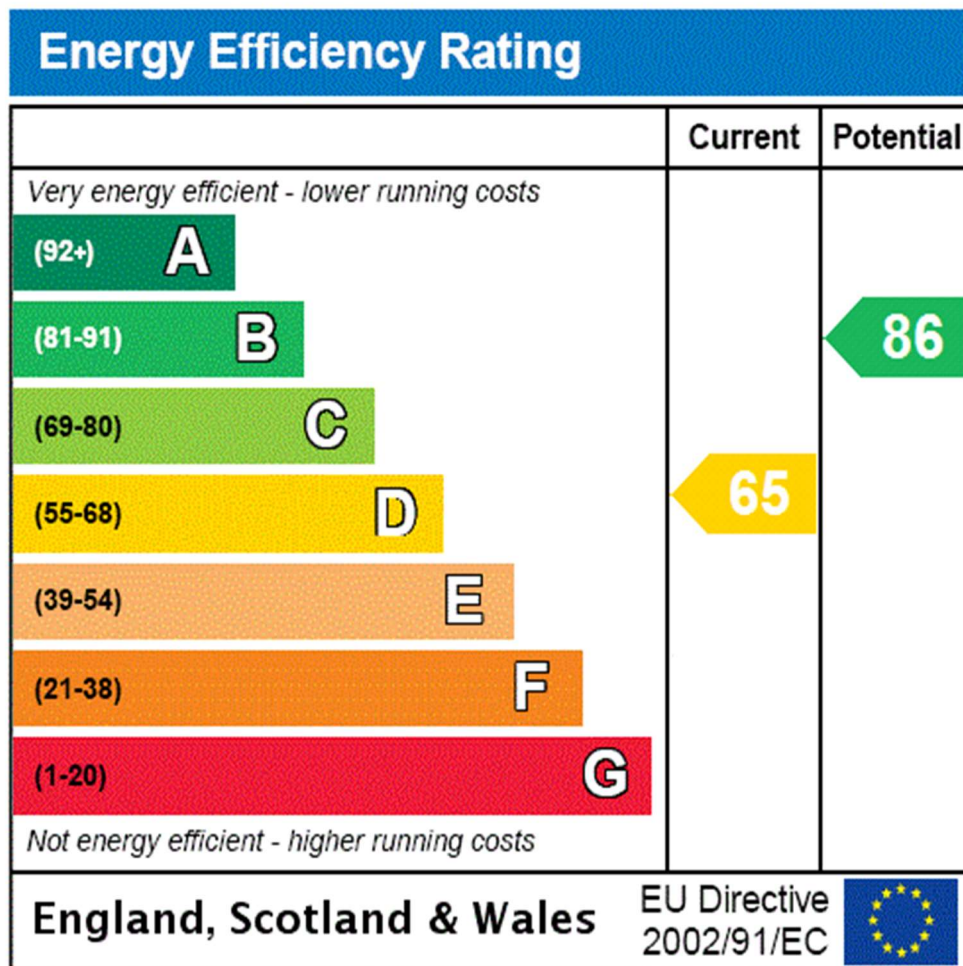
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## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 6 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band F

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## IMPORTANT INFORMATION

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