



**30 THE KNOLL, PALACE ROAD, RIPON, NORTH YORKSHIRE, HG4 1EL**  
£850 per month\*

**Carter Jonas**



# THE KNOLL, PALACE ROAD, RIPON, NORTH YORKSHIRE, HG4 1EL

- Available Now
- Unfurnished
- Council Tax Band A
- EPC Band C
- Gas Central Heating

## THE PROPERTY

Available now, this well-presented and modern two bedroomed apartment is situated only a short walk away from the popular city centre of Ripon which provides a variety of amenities and shopping facilities.

Briefly, the accommodation comprises an open plan kitchen dining room area offering plenty of natural light with views across Hutton Bank, one double bedroom, one single bedroom, a modern bathroom suite including a shower over the bath and a small storage cupboard.

There is a M&S Food Hall and Sainsbury's located just over 0.6 miles away with Ripon, Knaresborough and Harrogate all offering excellent everyday shopping facilities, restaurants and various historic points of interest.

There is allocated car parking available which is located to the rear of the development.

This lovely apartment provides spacious living accommodation whilst benefitting from an easily commutable location.

No pets.

Offered unfurnished.

Water, gas and electricity are all on a mains supply.

The deposit will be £980 (5 week's rent) at a rental value of £850 per calendar month.

The holding deposit will be £196 (1 week's rent) at a rental value of £850 per calendar month.

Available now, this well-presented and modern two bedroomed apartment is situated only a short walk away from the popular city centre of Ripon which provides a variety of amenities and shopping facilities.





**ADDITIONAL INFORMATION**

Offers

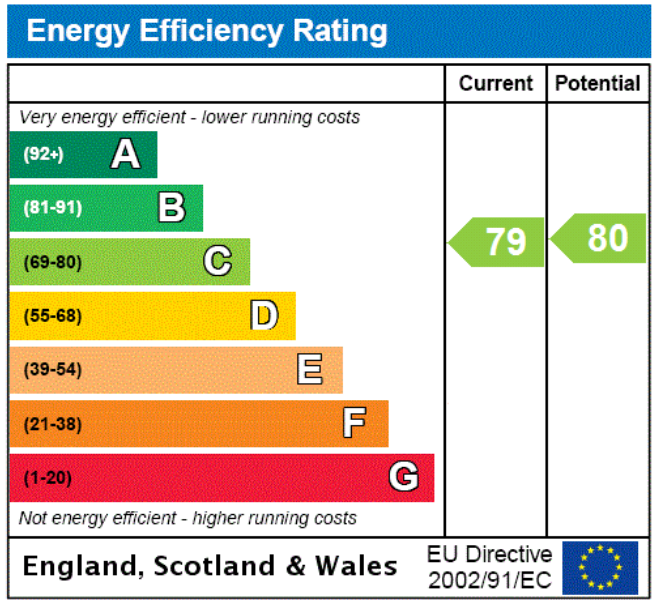
Available for a minimum term of 12 months, longer terms will be considered

Viewing

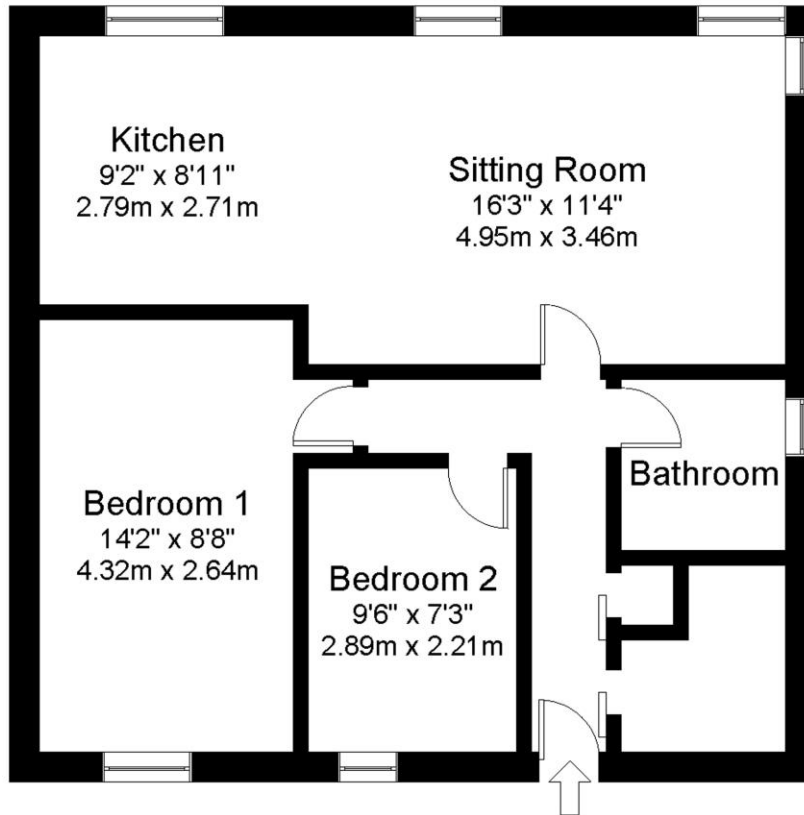
Strictly by appointment only

Local Authority

Harrogate Borough Council - Council Tax Band A







Not to Scale. Copyright © Apex Plans.

**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



#### 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](http://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.