



11 RIPON ROAD, REDCAR,
TS10 3QH

- ▲ Traditional Three Bedroom Semi Detached Home
- ▲ Convenient for Promenade, Beach & Coastal Walks
- ▲ Bus & Train Services Close By
- ▲ Two Reception Rooms
- ▲ Kitchen with Built-In Appliances
- ▲ Modern Bathroom with Shower
- ▲ Available Immediately Unfurnished
- ▲ Council Tax Band B
- ▲ No Pets, Smokers or DSS
- ▲ Bond £625



Residential Lettings

Rent: £525 Per Calendar Month Bond: £625

Michael Poole
property consultants

www.michaelpoole.co.uk

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Available immediately on an unfurnished basis, a traditional three bedroom bay fronted semi detached family home situated in a favoured residential location to the East of the town offering convenient access to bus and train services, local shopping facilities, the promenade, beach and lovely coastal walks. Features include gas central heating and UPVC double glazing, lounge and separate dining room, kitchen with built-in appliances, modern bathroom with shower, low maintenance gardens and off road parking.
Council Tax Band B

No pets, smokers or DSS. Bond £625.

GROUND FLOOR

HALL - With under stairs cupboard housing the gas combination boiler.



LOUNGE - 5.05m to bay x 3.07m (16'7" to bay x 10'1")

Fire surround with marble inset and hearth with a coal effect electric fire.

KITCHEN - 5.36 (17'7")m x 2.24 (7'4")m reducing to 1.75 (5'9")m

With built-in induction hob and electric oven with concealed extractor hood over, plumbing for automatic washing machine and access door to the rear garden.

DINING ROOM - 3.07m (max) x 2.95m (10'1" (max) x 9'8")

FIRST FLOOR

LANDING - With access to the loft space.

BEDROOM ONE - 4.11m to bay x 3.05m (13'6" to bay x 10')

BEDROOM TWO - 3.05m x 3.4m (10' x 11'2")

BEDROOM THREE - 1.65m x 2.34m (5'5" x 7'8")

BATHROOM - White three piece suite with electric shower over the bath.

EXTERNALLY



tel: **01642 649 649** email: lettings@michaelpoole.co.uk

To apply for this property please email or call Michael Poole using the above details

In order to apply for this or any other properties through Michael Poole, you will have to pay an administration fee. This consists of :
£180 for a single person application
£250 for a joint application
£70 extra for each additional applicant
£50 Guarantor application
£300 Company application

The application fee is used to carry out Referencing and Credit checks to confirm suitability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(89-9)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		68	31

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**

Email: lettings@michaelpoole.co.uk