



**11B Westgate  
Ripon, North Yorkshire HG4 2AT**

**£500 Per month**

RIPON CITY CENTRE LOCATION  
ONE BED-ROOMED COTTAGE WITH MODERN SHOWER ROOM  
OPEN PLAN KITCHEN SITTING ROOM  
COMMUNAL OUTDOOR SEATING AREA  
NO PARKING ALLOCATED EPC D

# 11B Westgate, Ripon, North Yorkshire HG4 2AT

## Kitchen Area



A range of fitted base and wall units, in-set sink with complementary splash backs, hob and oven, open aspect to the sitting room.

## Shower room



With window to the front elevation, walk in shower, vanity wash basin and low level WC.

## Sitting room



With two windows to the front elevation, TV and Telephone point, central heating radiator.

## Bedroom 1

With window to the front elevation, central heating radiator.

## Utility area

With plumbing and space for automatic washing machine.

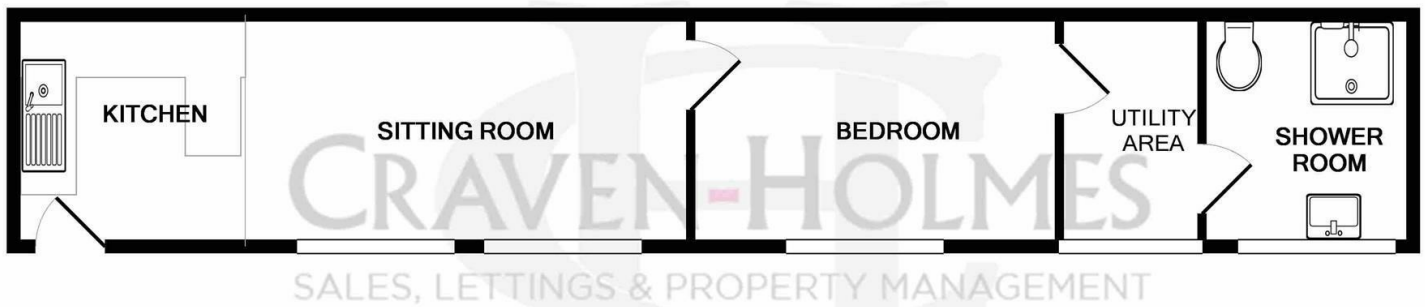
## Outside



To the front a communal garden seating area.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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