



**28 THE KNOLL, PALACE ROAD, RIPON, NORTH YORKSHIRE, HG4 1EL**  
£825 per month

**Carter Jonas**

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

- Available mid-July
- Unfurnished
- Council Tax Band B
- EPC Band C
- Gas Central Heating

### THE PROPERTY

Available mid-July, we offer to you a recently refurbished, two bedroomed ground floor apartment situated only a short walk away from the popular city centre of Ripon which provides a fantastic variety of amenities and shopping facilities.

28 The Knoll enjoys an open plan kitchen/living/dining area which boasts natural light and offers a brand new kitchen with electric oven and hob, free-standing fridge-freezer with space for a dishwasher as required.

There is also a useful utility area with cupboards and a washing machine, one double bedroom and one single bedroom with a modern shower room suite with a free-standing shower and white sanitaryware.

There is a useful 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.

Allocated car parking is available and located at the rear of the development.

28 The Knoll provides spacious, open plan living accommodation whilst offering an easily commutable location with fantastic transport links.

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

Offered unfurnished.

The deposit will be £951 (5 week's rent) at a rental value of £825 per calendar month.

Available mid-July, we offer to you a recently refurbished, two bedroomed ground floor apartment situated only a short walk away from the popular city centre of Ripon which provides a fantastic variety of amenities and shopping facilities.



The holding deposit will be £190 (1 week's rent) at a rental value of £825 per calendar month.

---

## **ADDITIONAL INFORMATION**

---

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

---

Viewing Strictly by appointment only

---

Local Council Tax Band B  
Authority

---



| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | 75                         | 79  |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |  |



**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

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.