

## Middling Cottage, Sinderby, Thirsk, YO7 4JD

£975PCM (Deposit: £1,125)

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Tax Band: Furnished: Unfurnished

A characterful period home occupying a delightful position in this most attractive village, set amidst delightful countryside but conveniently situated for travel options and access to the A1(M) and A19. The beautifully presented accommodation offers excellent proportions and the versatile configuration could suit a wide range of discerning tenants. Further benefits include smart 'app-controlled' electric heating, off-street parking and a larger than average rear garden.

**APPLICATION INFORMATION** One weeks rent is payable to reserve a property which will then be deducted from the total rent and deposit requested. Properties will remain available until this is paid. On completing an application form on-line, you will need to provide identification (colour copy of passport, driver's licence and a utility bill). The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained. A deposit equivalent to five weeks rent payable before the commencement of the Tenancy. The first month's rent and deposit must be paid before we will release the keys to the property. Applicants must show evidence of their contents insurance prior to the start of a tenancy. Payments can be made by bank transfer only. Personal cheques are not acceptable.

01765 608203

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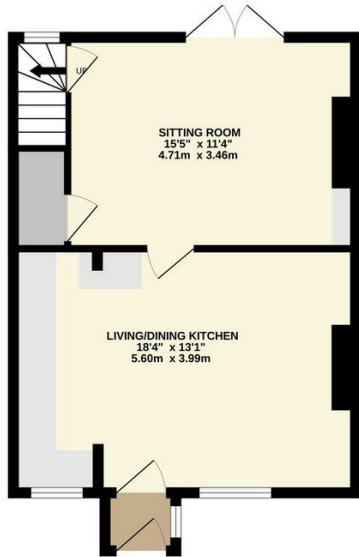
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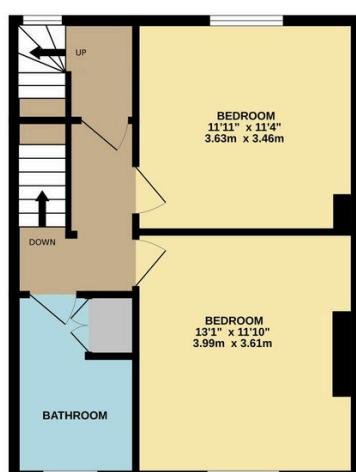


- Modernised Period Home
- Stylish & Thoughtful Features
- Three Double Bedrooms
- Versatile & Spacious Layout
- Parking & Generous Garden
- Beautifully Presented Throughout
- Modern Kitchen & Bathroom
- Excellent Storage Space
- Smart Electric Heating
- Attractive Village Location

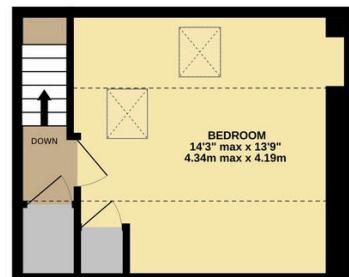
GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EMAIL

[Info@solopm.com](mailto:Info@solopm.com)

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