



14 St Andrews Gate, Kirkby Malzeard, HG4 3SP
£1,400 Per Calendar Month

JOPLINGS
Property Consultants



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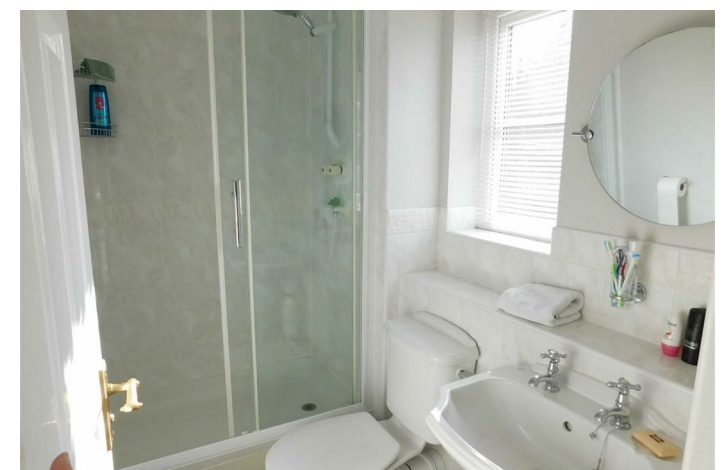
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A beautiful detached property located in the village of Kirkby Malzeard. In excellent condition throughout the property comprises of; Entrance Hallway, Lounge, Dining Room, Kitchen & Appliances, Utility Room, Cloakroom, Study, Four Bedrooms (One Ensuite) & House Bathroom. Garden & Garage. No Smokers/Pets Available July, EPC - D

- Lovely Detached House
- Four Bedrooms - 1 Ensuite
- Lounge & Dining Room
- Utility Room, Cloakroom & Study
- Kitchen & Appliances
- Garden & Garage
- No Smokers or Pets
- Deposit £1615.00
- EPC D, Council Tax Band E
- Available July

DIRECTIONS

On entering the village of Kirkby Malzeard proceed along the main street for approx 500 yards then take the left turn into The Green then next right then the second left onto St Andrews Gate where number 14 is located on the left hand side on the corner - as indicated by the Joplings board.



PROPERTY

Directions

On entering the village of Kirkby Malzeard proceed along the main street for approx 500 yards then take the left turn into The Green then next right then the second left onto St Andrews Gate where number 14 is located on the left hand side on the corner - as indicated by the Joplings board.

Entrance Hall

Stairs & Bannister. Carpet. Radiator. UPVC Double Glazed Front Door. Thermostat & Alarm

Lounge

15'03" x 11'08"

Carpet. Radiator. UPVC Double Glazed Bay Window & Blinds. Electric Fire & Surround.

Dining Room

11'08" x 8'03"

Carpet. Radiator. UPVC Double Glazed Patio Doors & Curtains. Double Wooden Door to Lounge. Radiator.

Kitchen

15'00" x 9'09"

Vinyl Flooring. UPVC Double Glazed Window & Curtains. Under Stair Storage Cupboard. Range of Beech Base Cupboards, Units & Drawers with Work Tops. Oven, Electric Hob & Extractor Fan, Fridge & Freezer. Oil Boiler & Thermostat. Stainless Steel Sink & Drainer. Radiator.

Utility Room

Vinyl Flooring. Base Cupboards. Stainless Sink & Drainer. Extractor Fan.

Cloakroom

Vinyl Flooring. White WC & Basin. Frosted Double Glazed Window & Blind.

Study

8'08" x 8'02"

Carpet. UPVC Double Glazed Bay Window & Blinds. Radiator, BT Point.

Landing

Carpet. Stairs & Bannister. Storage Cupboard with Hot Water Tank & Shelving. Loft Access (Not Checked)

Bedroom 1

12'11" x 11'11"

Carpet. UPVC Double Glazed Window & Curtains. 2 x Built In Wardrobes with shelves & rails.

Bedroom 1 - Ensuite

Vinyl Flooring. Radiator. Frosted Double Glazed Window. White WC, Basin & Double Shower Cubicle with Thermostatic Shower over.

Bedroom 2

13'01" x 11'07"

Carpet. UPVC Double Glazed Window & Curtains. Radiator

Bedroom 3

10'01" x 9'05"

Carpet. UPVC Double Glazed Window & Curtains. Radiator. Built In Cupboard with rail & shelf

Bedroom 4

9'04" x 7'09"

Carpet. UPVC Double Glazed Window & Curtains. Radiator

House Bathroom

Vinyl Flooring. Frosted Double Glazed Window & Blind. Extractor Fan. White WC, Basin & Bath with Shower Fittings over. Radiator

Outside

FRONT - Small lawned area & pathway

REAR - Patio Area & Lawned Garden with Fences & Gates.

GARAGE - Single Garage with up & over door. Lights, Storage & Power Points.

Driveway Parking

Ripon Opening Hours

Mon - Thurs - 9am - 5.30pm

Friday - 9am - 5pm

Saturday - 9am - 1pm

Sunday - Closed

Ripon Viewings

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694802.

Joplings Application Process

Applicants should be aware that in order to satisfy the criteria of our referencing company your gross income should be at least 2.5 times the monthly rent and proof of income must be provided. For a guarantor your gross income should be at least 3 times the monthly rent.

The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform Right to Rent checks on all prospective tenants before allowing them to sign a tenancy agreement. These checks are required regardless of whether the prospective tenant(s) are UK citizens or not.

On completion of an application form, please provide your passport & proof of residency (utility bill preferable). The contact details provided on your application form are then used by our referencing company (Rightmove Landlord & Tenant Services) who will contact you direct by email and text message requesting completion of a more detailed application form either online or over the phone. The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.

Joplings Referencing

Once Joplings have received the final report from Rightmove Landlord & Tenant Services regarding your references we will confirm the outcome by phone and email.

The first months rent & deposit are payable by the tenancy commencement date and must be cleared funds. All named tenants (including guarantors) are required to be present for signing the Tenancy Agreement prior to keys being released. We do not have facilities to take debit or credit cards, and personal cheques are not acceptable. Payments can be made by bank transfer and your payment must be received into Joplings account prior to the tenancy commencement date.

Additional Info

The tenant will be responsible for Council Tax and Utility Bills. Council Tax band

Broadband & Mobile Phone

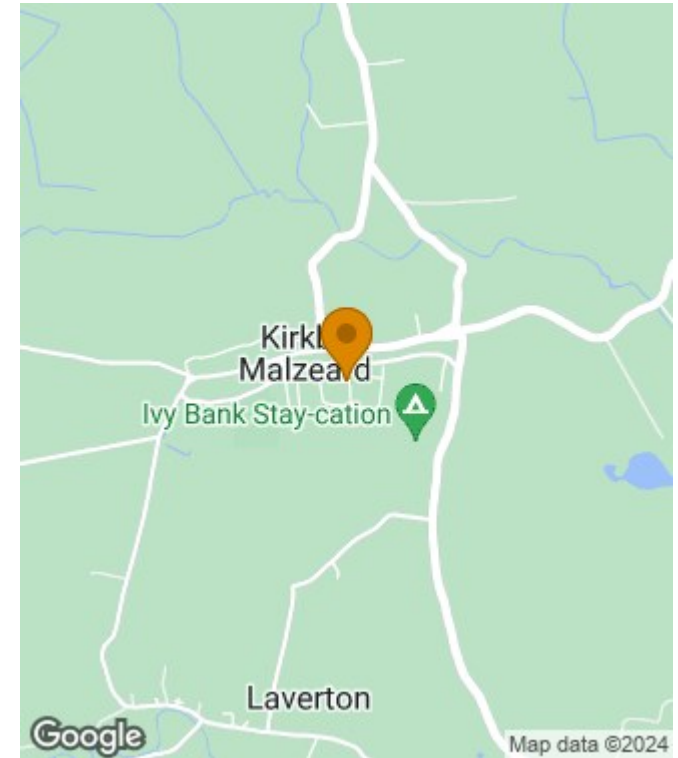
See Ofcom checker and Openreach website for more details.

Services

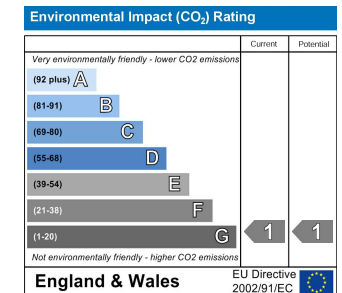
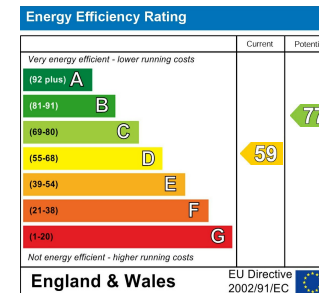
Mains Water and Drainage

Electricity & Oil

AREA MAP



ENERGY PERFORMANCE GRAPH



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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.