



**James Winn**  
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

[info@jameswinn.co.uk](mailto:info@jameswinn.co.uk)



### **15 Primrose Drive, Sowerby Thirsk YO7 3FG**

Available to rent is this large detached family home located on a great sized plot on the Sowerby Gateway development. With over 1300 sq ft of internal accommodation the accommodation comprises of a spacious entrance hall, a cloakroom/w.c, a study/play room, a large lounge with bay window, a fantastic sized dining family kitchen with integrated appliances & patio doors to the garden, a utility room, a galleried first floor landing, a master bedroom with en-suite shower room, three further double bedrooms and a house bathroom/w.c.. To the exterior of the property there is a lawned front garden with slate borders, a fabulous sized rear garden laid to lawn and a lengthy driveway leading to the detached garage. With the added benefits of gas central heating & double glazing, viewing is highly advised to appreciate the size, location & plot of the accommodation on offer. SORRY NO PETS. AVAILABLE FROM THE END OF JULY.

EPC B.

Hambleton Council - Tax Band E.

Tenancy - Initial 6 month lease

**£1,600 PCM**

## LOCATION

The property is situated on a good sized plot at the Southern end of Sowerby on the new Sowerby Gateway development, close by to the communal green & play area. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

## DIRECTIONS

Proceed along Westgate from the Market Place and take the first exit at the mini roundabout onto Topcliffe Road. Proceed down Topcliffe Road, past the schools and turn right at the roundabout onto Oak Drive. Proceed along the road taking the left hand turn onto Primrose Drive, follow the road and take the left hand turning to where the property is located on the left hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL



### STUDY

7'10 x 7'7 (2.39m x 2.31m)



LOUNGE

15'8 x 11'5 (4.78m x 3.48m)





DINING KITCHEN

26'5 x 10'11 max (8.05m x 3.33m max)



UTILITY ROOM

7'10 x 5'10 (2.39m x 1.78m)



FIRST FLOOR LANDING



MASTER BEDROOM

14'2 x 11 max (4.32m x 3.35m max)



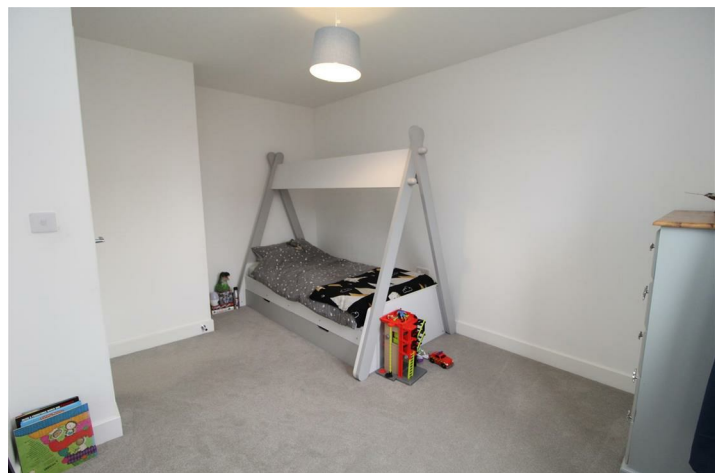
EN-SUITE SHOWER ROOM



**BEDROOM TWO**  
12'1 x 11'5 max (3.68m x 3.48m max)



**BEDROOM THREE**  
12'11 x 9'2 max (3.94m x 2.79m max)



BEDROOM FOUR  
10'10 x 9'4 (3.30m x 2.84m)



HOUSE BATHROOM/W.C





EXTERIOR



DRIVEWAY & GARAGE





## GARDEN



## VIEWINGS

Having identified a potentially suitable property, we will arrange a viewing. Our office hours are 09:00 to 17:00 Monday to Friday and 09:00 to 14:00 on a Saturday, subject of course to the Landlords permission. All viewings will be accompanied by a member of staff, who will be able to provide immediate advice and answer any questions you may have.

## OFFER/ APPLICATION

Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc.

## REFERENCES

We will take references on behalf of the Landlord. Normally these will include your employer, any former landlord and a character reference. In addition a credit check will be undertaken. These will be done by an independent body and the outcome will usually be final. As a rough guide we recommend that tenants ensure the rent is less than or equal to 40% of the prospective Tenant's/Guarantor's salary/income with a clean credit history. Tenants are usually required to be prior residents in the UK for at least 6 months.

Where a Tenant is unable to meet the required income or credit checks, the Tenant may have a Guarantor agree to underwrite any rent liabilities.

## RENT

Rents are normally quoted on a calendar month basis. In addition, the Tenant is usually responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs.

Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

## DEPOSIT

A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.

## CLAUSES RENTAL

1/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 2/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 3/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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.

Made with Metroplex ©2023