



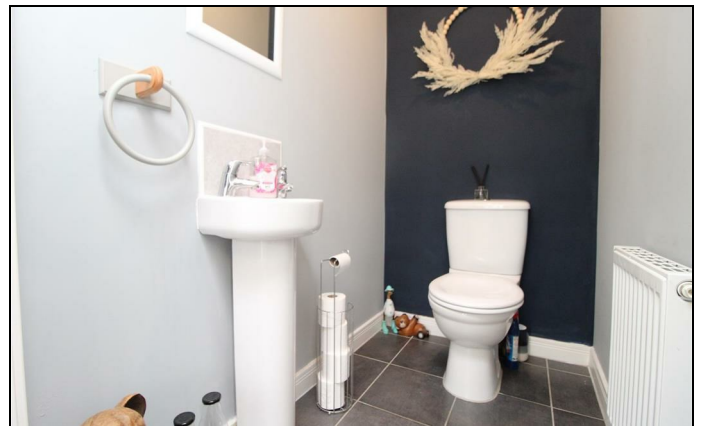
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### **9 Honeysuckle Way, Sowerby Thirsk YO7 3SH**

Available to rent is this brilliantly presented and well located four bedroom detached home located on the new build development in Sowerby. Sitting on a good sized plot this property has plenty of internal and external space. Internal accommodation to the ground floor consists of an entrance hall, cloakroom/w.c, living room and a kitchen/diner. To the first floor is three double bedrooms, one with an en suite, a single bedroom/office and a house bathroom/w.c. Externally is a good size garden with stone patio & laid lawn, aswell as a detached single garage with allocated parking for two vehicles.

EPC Rating - B Council Tax Band - E

**£1,500 PCM**

### LOCATION

The property is situated at the Southern end of Sowerby on the new Sowerby Gateway development, in a quiet location. 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 Honeysuckle Way, where the property is located on your left side.

### ENTRANCE HALL

6'7" x 6'10" (2.01 x 2.09)

With a front facing UPVC door, stairs to first floor, storage cupboard and a radiator.



### CLOAKROOM/W.C

172 x 108 (52.43m x 32.92m)

With a low level W.C, pedestal wash hand basin and a radiator.



**LIVING ROOM**

20'5" x 10'0" (6.23 x 3.07)

With front & rear facing UPVC double glazed window, tv point and a radiator.





**KITCHEN/DINER**

21'5" x 17'9" (6.54 x 5.43 )

With a front facing UPVC double glazed window, rear facing double glazed bi folding doors, a range of wall, drawer and floor units to include a stainless steel wash hand basin, dishwasher, fridge & freezer, double oven, gas hob and a radiator.



**FIRST FLOOR LANDING**

**BEDROOM ONE**

11'7" x 10'3" (3.55 x 3.13)

With rear facing UPVC double glazed window, en suite access and a radiator.



**EN SUITE**

5'2" x 7'3" (1.59 x 2.22)

With a rear facing UPVC double glazed window, low level W.C, walk in shower, pedestal wash hand basin and a heated towel rail.



**BEDROOM TWO**

11'3" x 9'11" (3.44 x 3.04)

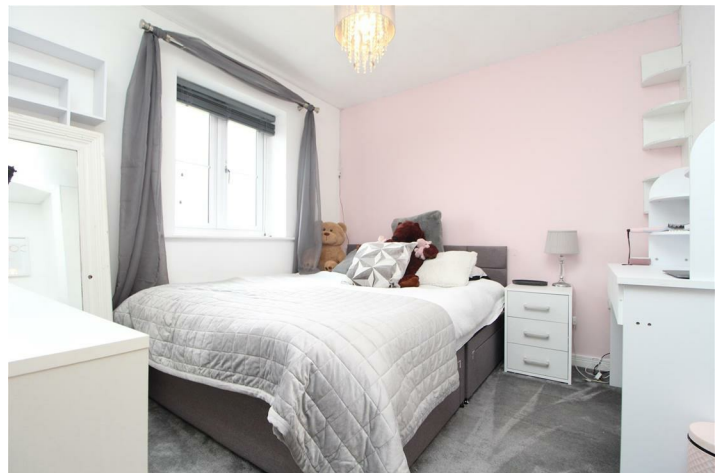
With a rear facing UPVC double glazed window and a radiator.



**BEDROOM THREE**

10'10" x 10'0" (3.31 x 3.05)

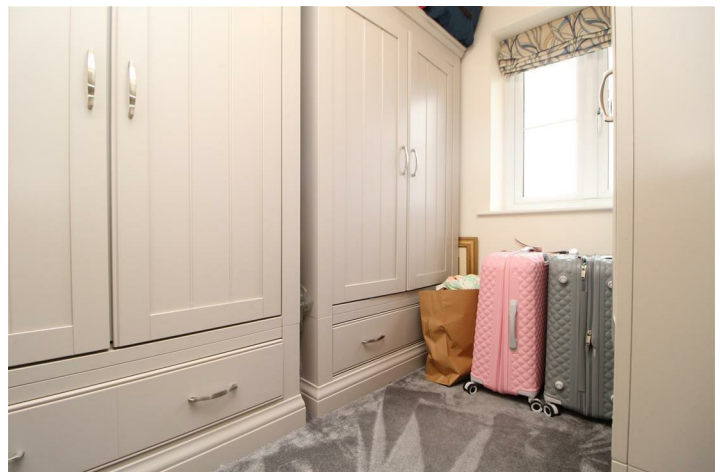
With a front facing UPVC double glazed window and a radiator.



**BEDROOM FOUR**

8'5" x 7'0" (2.59 x 2.15)

With a front facing UPVC double glazed window and a radiator.





### BATHROOM/W.C

6'4" x 7'7" (1.95 x 2.33)

With a front facing UPVC double glazed window, panelled bath with shower over, low level W.C, pedestal wash hand basin and a heated towel rail.



### GARDEN

With mostly laid lawn, stone patio, side gate access and an external tap.



### GARAGE

With a manual up & over door, power and lighting.



## PARKING

With parking for two vehicles.

## EXTERNALLY



## RENTS

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.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## 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.

## 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.



GROUND FLOOR

1ST FLOOR



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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