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Hygge House, Royal Oak Courtyard, Market Place Thirsk YO7 1HQ

To Let just off Thirsk Market Place, in a small quiet courtyard, is this recently converted two bedroom house. . Over two floors the modern accommodation comprises of a great sized entrance hall with oak & glass staircase & oak doors, two ground floor bedrooms with bay windows, a large shower room/w.c and an open plan first floor with modern kitchen incorporating integrated appliances and a good sized living area with multi-fuel stove. To the exterior of the property there is a small terrace accessed from the living area and an allocated off road parking space. With the added benefits of gas central heating by a new boiler, newly installed double glazing. Sorry No Pets

EPC C. Hambleton Council -
Tax Band C. Hambleton District Council
Initial 6 months rental.

£825 PCM

LOCATION

Conveniently located just off Thirsk Market Place in a small courtyard. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter York, Harrogate, Leeds and Teesside are all under 45 minutes drive via a superb road network and the east coast railway Edinburgh to Kings Cross route stops at Thirsk train station.

DIRECTIONS

Viewers are invited to our office from where we will walk them to the property.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door & adjacent window to the front elevation, oak staircase with glass panels leading to the first floor, oak doors to all rooms, spotlights and modern vertical radiator.



BEDROOM ONE

15'5 x 9'8 into bay (4.70m x 2.95m into bay)
With double glazed bay window to the front elevation, spotlights and modern vertical radiator.



BEDROOM TWO

10'5 x 10'4 into bay (3.18m x 3.15m into bay)

With double glazed bay window to the front elevation, spotlights and modern vertical radiator.



HOUSE BATHROOM/W.C

Including a modern three piece suite comprising of a double step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, vertical heated towel rail, extractor fan, spotlights, laundry cupboard with space & plumbing for a washing machine and separate cupboard housing the boiler.



FIRST FLOOR

26'10 x 13'3 max (8.18m x 4.04m max)

The first floor of the property is open plan and consists of a breakfast kitchen & living area.

BREAKFAST KITCHEN

13'3 x 9'8 (4.04m x 2.95m)

Including a modern fitted range of wall and base units incorporating rolled edge work surfaces, single drainer sink unit with mixer taps over, integrated electric oven & induction hob, extractor hood & light, dishwasher, fridge freezer, modern vertical radiator, spotlights and double glazed window to the front.



LIVING AREA

17'2 x 13'3 (5.23m x 4.04m)

With double glazed windows to the front elevation, double glazed door to the terrace, spotlights, multi fuel stove set on stone hearth, television point, stairs leading to ground floor, loft access and modern vertical radiator.



EXTERIOR



TERRACE

Accessed from the lounge is a small terrace with outside power points and fenced boundaries.



PARKING

There is designated off road parking to the front of the property.

VIEWING

Viewing is Strictly By Appointment Only.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ 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. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ 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.

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.

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.

CLAUSES RENTAL

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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.



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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