



**James Winn**  
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## The Old Post Office , Thirkleby Thirsk YO7 2AT

This charming semi-detached cottage offers a perfect blend of traditional character and modern comfort. The property features four well-appointed bedrooms, including a ground-floor bedroom with a stylish en-suite, ideal for those seeking single-level living.

The cosy living room is centred around a high-output boiler open fire, capable of burning both solid and wood fuel. This efficient system can easily heat the radiators and water without relying on oil or much electricity, contributing to the home's energy efficiency. The separate dining room provides a lovely space for family meals and gatherings, with easy access to the well-equipped kitchen.

Upstairs, Three additional bedrooms offer comfortable accommodation, complemented by a family bathroom. The home features a unique heating system, with hot water supplied by an oil boiler, or in the summer, it can be heated solely by an electric immersion heater inside the modern hot water cylinder, eliminating the need for oil in warmer months.

To the rear of the property, a very large garage offers ample storage, making this cottage a practical and characterful home with a flexible layout in a picturesque setting.

EPC E - COUNCIL TAX BAND C  
No Pets

**£1,275 PCM**

## LOCATION

Situated within the peaceful historic village of Great Thirkleby just outside Thirsk. 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

Leaving Thirsk via the A19 Southbound towards Easingwold take the left hand turn signposted Thirkleby. Carry on down Long causeway where you will find the old post office on the left.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

12'11" x 6'0" (3.94 x 1.84)

With cottage-style composite door, stairs leading to the first floor, understairs storage, doors to living room and dining room.



**LIVING ROOM**

16'0" x 12'9" (4.88 x 3.90)

With two windows to the front, radiator and open fire place



## DINING ROOM

13'5" x 9'9" (4.11 x 2.99)

With a window to the front, a radiator, an open fireplace (not in use), and hardwood flooring.



## KITCHEN

11'1" x 12'2" (3.39 x 3.72)

With rear and side facing window, a range of a base, wall and drawer units, work surfaces, tiled splash back, rangemaster classic deluxe Induction range, Sink with drainer, hardwood flooring and radiator.



**REAR ENTRANCE**

7'9" x 3'2" (2.38 x 0.988)

**UTILITY ROOM**

7'9" x 7'8" (2.38 x 2.36)

With rear facing window, plumbing for washing machine and dryer, boiler, sink with drainer, a range of a base, wall and drawer units and work surfaces.



**BEDROOM 3**

7'9" x 10'3" (2.38 x 3.13)

With rear facing window, wardrobes with sliding doors and radiator.



**EN SUITE**

7'3" x 4'8" (2.23 x 1.44)

With low level WC and hand wash basin, walk in electric shower and heated towel rail.



**LANDING**



**BEDROOM 1**

13'4" x 8'8" (4.072 x 2.667)

With side and front facing window, fireplace, wardrobe and radiator.



**BEDROOM 2**

12'11" x 8'11" (3.954 x 2.739)

With front facing window, fireplace, wardrobe and radiator.



**BEDROOM 4 /STUDY**

10'3" x 7'6" (3.13 x 2.29)

With front facing window and radiator.



**HOUSE BATHROOM**

7'2" x 6'2" (2.19 x 1.89)

With low level WC and hand wash basin, panel bath, Storage and heated towel rail,



**GARAGE**

28'4" x 18'6" (8.64 x 5.64)

with sliding door to the front and ample room for parking.





### FRONT GARDEN

Mostly laid with flower bed around the boundaries and stone wall.



### REAR GARDEN

With small lawn area, access to garage and parking.



### 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.

## 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.

## 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.

## 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.

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.7 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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