



**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)



### **73 St. James Green, Thirsk YO7 1AJ**

Available to let, this two double bedroom, terraced house over looking St James Green, just a stones throw away from Thirsk Market Place. Over two floors the accommodation comprises of a lounge, a good sized dining kitchen, a rear hall, a bathroom/w.c. and two first floor double bedrooms. To the exterior of the property there is a small rear garden and on street parking to the front. With the added benefits of gas central heating and double glazing. Viewing is recommended to appreciate the size and location of this charming town property.

EPC C.

North Yorkshire - B

Tenancy - Initial 6 month lease

**£800 Per Month**

### LOCATION

Situated on St James Green in Thirsk next to the green within a stone's throw of the Market Place and close to the school. 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 Market Place via Millgate proceed over the bridge into St James Green, turn immediately right and proceed to where the property is located on the right.

### THE ACCOMMODATION COMPRISES

#### LOUNGE

11'3" x 11'10" (3.43 x 3.62)

With double glazed door & window to the front elevation, TV point and radiator.



### DINING KITCHEN

13'1" x 9'4" (4 x 2.85)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, single drainer sink unit, electric cooker, space & plumbing for a washing machine, storage cupboard, tiled splashback, radiator and double glazed window to the rear.



### REAR HALL

With glazed door to the garden.

### HOUSE BATHROOM/W.C.

10'4" x 6'1" (3.16 x 1.86)

Including a newly fitted three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, towel rail, extractor fan and double glazed window to the side elevation.



### BEDROOM ONE

10'4" x 10'1" (3.16 x 3.08)

With double glazed window to the front elevation with a view over the green, fitted wardrobe, coving to the ceiling and a radiator.



### BEDROOM TWO

9'0" x 9'1" (2.76 x 2.79)

With double glazed window to the rear elevation, cupboard housing the boiler, coving to the ceiling and radiator.



**REAR GARDEN**

Small paved & gravelled rear garden to the rear with fenced boundaries.

**VIEWING**

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.

**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.

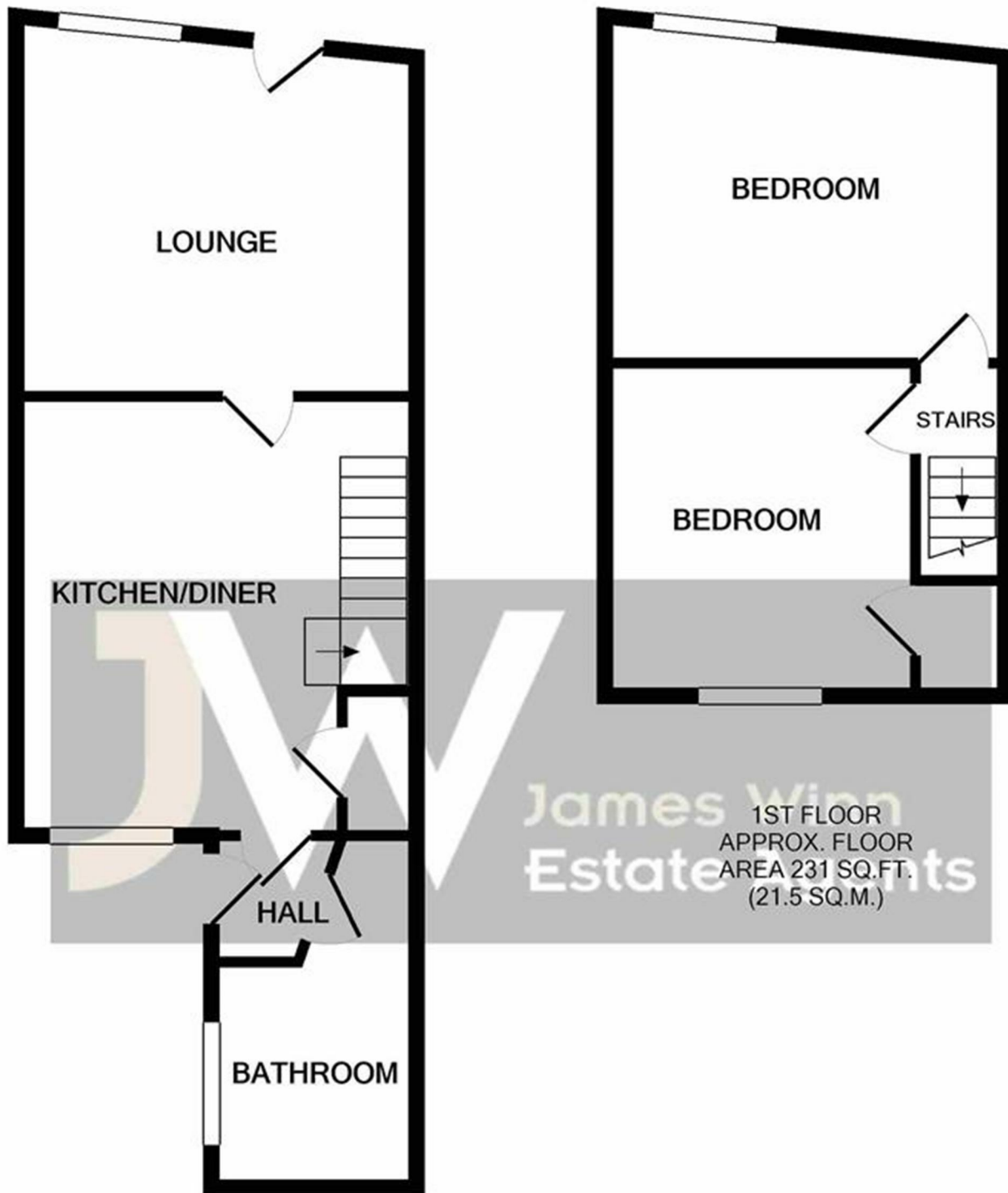
Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

**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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2020