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35 Front Street, Sowerby Thirsk YO7 1JQ

Situated in Sowerby, this two-bedroom end-terraced property offers character and comfort. Front Street offers easy access to Thirsk town centre, local amenities, schools, and excellent transport links, including nearby rail and road connections. The ground floor is comprised of the living room, understairs storage and the kitchen/ diner which leads to the outdoor space. The first floor is comprised of two bedrooms and the house bathroom. To the rear, the property benefits from a courtyard - ideal for outdoor dining and relaxation - with side access due to its end-terrace position. The courtyard contains three storage areas and an outdoor w/c. On-street parking is available directly outside the property.

Tenancy - Initial 6 month lease

EPC - D

Council Tax - B

£605 PCM

LOCATION

Situated within the Front Street part of Sowerby overlooking the tree lined green with parking to the front on the green. 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 and the main East Coast rail line at Thirsk train station.

DIRECTIONS

Leaving Thirsk Market Place via Westgate take the first turning at the mini roundabout then immediately take the left turn onto Sowerby Road. Follow the road down until you approach Front Street where the property is on the left hand side.

THE ACCOMMODATION COMPRISES

LOUNGE

11'8" x 10'11" (3.57 x 3.34)

With a front facing double glazed window, a TV point and a radiator.



KITCHEN/ DINER

9'9" x 10'10" (2.99 x 3.31)

With a rear facing double glazed window, understairs storage, back door which leads to courtyard, space for an electric cooker, plumbing for a washing machine and a radiator.



BEDROOM 1

11'9" x 10'3" (3.60 x 3.14)

With a front facing double glazed window, built in shelving, ceiling fan and radiator.



BEDROOM 2

5'1" x 10'11" (1.57 x 3.34)

With a rear facing double glazed window, shelving, hanging rail and a radiator.



HOUSE BATHROOM

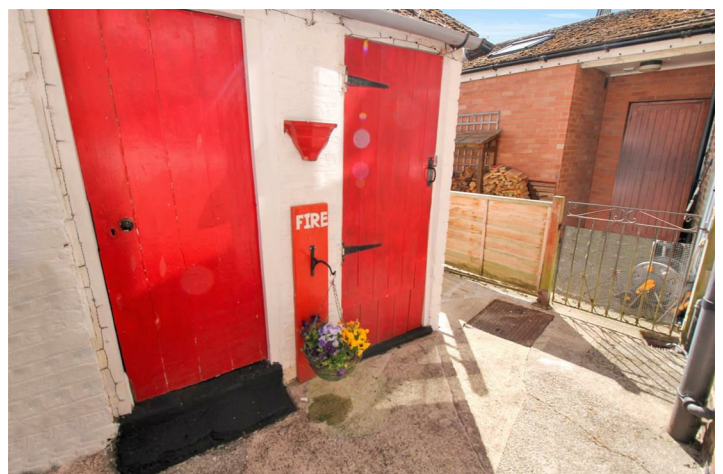
7'10" x 4'5" (2.41 x 1.35)

With a low level toilet, wash hand basin, storage cupboard, shower cubical and radiator.



REAR COURTYARD

With three storage areas, bench and outdoor toilet.



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.

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.

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.

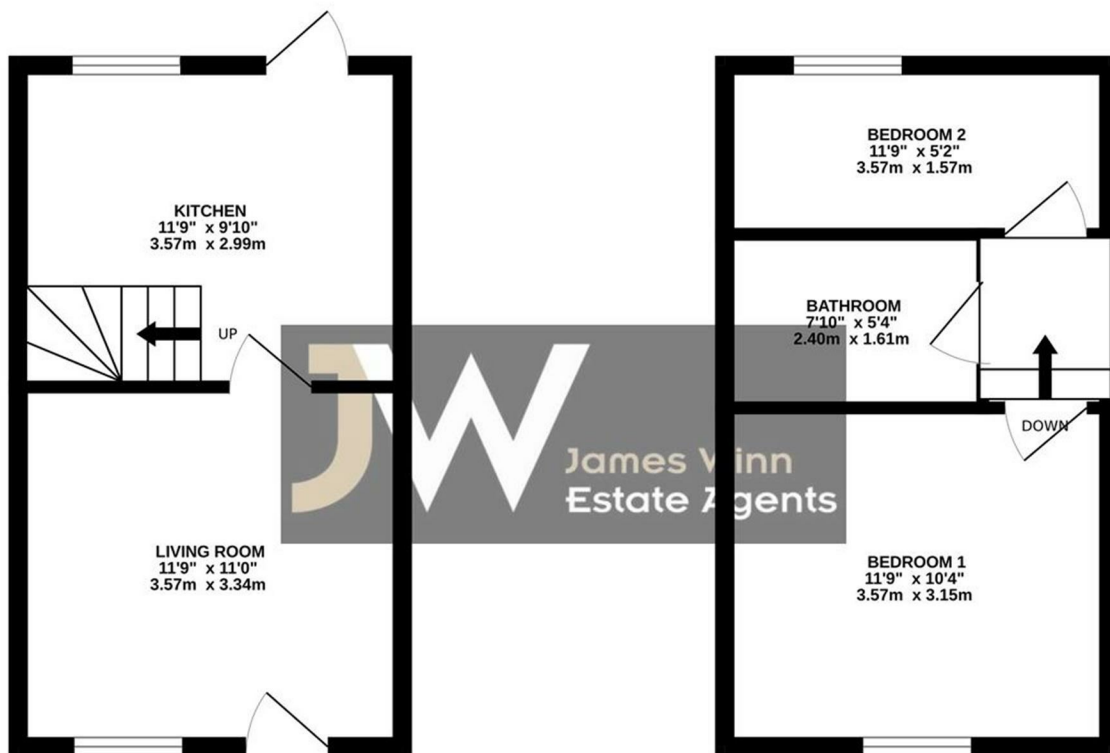
Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

VIEWING

Viewing is Strictly By Appointment Only.

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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