



**James Winn**  
**Estate Agents**

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### **3 Masonic Lane, Thirsk YO7 1PS**

This stunning, spacious three bedroom townhouse is now available for rent. The property is located in the town centre, close to amenities and a short distance to the railway station. The accommodation comprises of entrance hall, downstairs cloakroom w.c., living dining/kitchen with fitted appliances, three double bedrooms and a house bathroom w.c.. Externally there is a rear garden which can be accessed from bedroom three along with one allocated parking space. With the added benefits of double glazing and gas central heating, the property must be viewed to appreciate it's size.

EPC 'B' Council Tax Band'

MIN 6 MONTHS

Available 28/07/2025

**£1,200 PCM**

### LOCATION

Situated within easy walking distance of the town centre on a very small private 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. The main East Coast railway line is just up the road at Carlton Miniott.

### DIRECTIONS

From our office proceed down Bakers Alley onto Kirkgate, then take your first left onto Masonic/Picks Lane where the property is located further down to the left.

### THE ACCOMODATION COMPRISES OF

#### ENTRANCE HALL

4'1" x 6'1" (1.27 x 1.86)

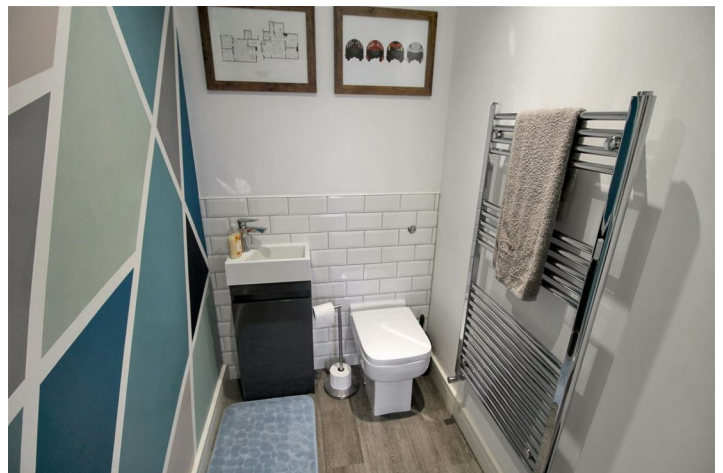
With front facing door and a radiator.



#### DOWNSTAIRS CLOAKROOM/W.C.

5'2" x 4'2" (1.58 x 1.28)

With low level w.c., wash hand basin with storage and a heated towel rail.





### LIVING/DINING KITCHEN

21'5" x 21'4" (6.54 x 6.51)

With front facing double glazed windows, TV point, storage cupboard with plumbing for washing machine, one and a half bowl sink with mixer tap, marble effect work surface, fitted fridge/freezer, oven, microwave, electric hob and a radiator.



### HALLWAY

6'7" x 6'1" (2.03 x 1.86)  
With under stairs storage.



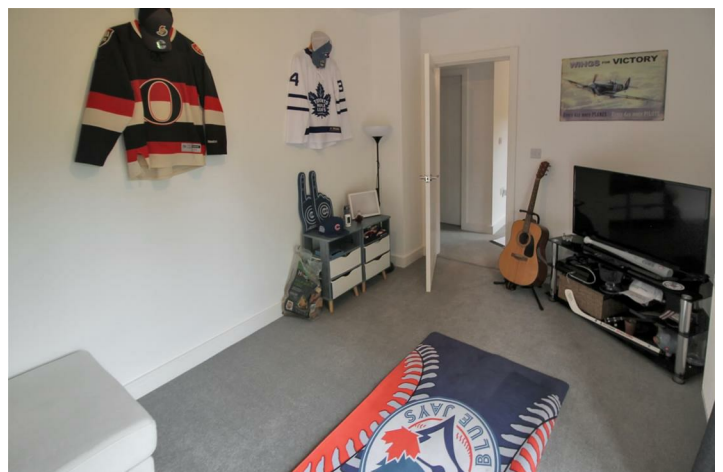
### LANDING

With rear facing double glazed window, storage cupboard, loft access and a radiator.



### BEDROOM THREE

13'6" x 8'9" (4.12 x 2.67)  
With rear facing double glazed window and doors onto rear garden, TV point and a radiator.



### BEDROOM ONE

10'7" x 14'10" (3.24 x 4.54)

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





## BEDROOM TWO

10'1" x 12'5" (3.09 x 3.8)

With front facing double glazed window and a radiator.



## HOUSE BATHROOM

6'2" x 8'7" (1.89 x 2.62)

With low level w.c., wash hand basin with storage, freestanding bath, separate shower, front facing double glazed window and a heated towel rail.



## REAR GARDEN

Laid to lawn with patio area.



## EXTERNAL



## PARKING

One allocated parking space.

## 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.

## 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.

## 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.

## VIEWING

Viewing is Strictly By Appointment Only.