



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

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### **27 Pheasant Drive, Dishforth, Thirsk YO7 3GE**

An opportunity to rent this new build semi detached house situated within the village of Dishforth, South of Thirsk, on a new estate. Over two floors the accommodation comprises of a modern lounge/dining kitchen, an inner hall with cloakroom w.c., first floor landing, two bedrooms and a house bathroom/ W.C. To the exterior of the property there an allocated parking space and laid to lawn rear garden. With the added benefits of double glazing and gas central heating, viewing is highly recommended to appreciate the size, location and presentation of the accommodation on offer.

**NORTH YORKSHIRE COUNCIL - TAX BAND B EPC - B**

**AVAILABLE FROM 25/07/2025**

**Initial six month lease.**

**£800 PCM**

### LOCATION

Situated in the village of Dishforth the property is tucked away at the end of a cul de sac with no passing traffic. The village has a primary school & two pubs and has fantastic road links making it perfect for commuting. 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 A168 take the turn off for Dishforth then take the first exit at the roundabout and proceed into the village. Follow the road and take the left hand turn onto Topcliffe Road, continue down the road and turn left onto Pheasant Drive. Take a further left onto Pheasant drive and continue up the road where the property is located on the left hand side.

### THE ACCOMODATION COMPRISES

#### DOWNSTAIRS W.C.

With low level w.c., wash hand basin, double glazed front facing window and a radiator.



### LOUNGE/DINING KITCHEN

With double glazed doors onto rear garden, a TV point, a radiator, front facing double glazed window, wall,draw and base units, fitted oven and gas hob with extractor fan over and plumbing for washing machine.





### BEDROOM ONE

With double glazed window and a radiator.



### BEDROOM TWO

With double glazed window and a radiator.



### HOUSE BATHROOM

With low level w.c., wash hand basin with storage and panel bath with shower over.



### REAR GARDEN

Laid to lawn with fence borders.





## EXTERNAL



## 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.

## VIEWING

Viewing is Strictly By Appointment Only.

## 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.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this or any property. 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 are unable to verify or warranty whether the property is freehold or leasehold so please check with your solicitor should you decide to purchase the property or go to any expense. 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.