



10 Lily Drive

Sowerby, YO7 3GL

£900 pcm

- 31/10/2025
- TWO BEDROOM
- SORRY NO PETS OR SMOKERS
- UNFURNISHED
- EASY ACCESS TO A1
- CLOSE TO AMENITIES
- PARKING FOR TWO CARS
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Littlefairs welcome to the market this two bedroom semi-detached house, located on the popular development in Sowerby, Thirsk. The property is located within a short drive away from the supermarkets and also from the bustling market place which boasts from an array of cafes, green grocers and pubs. The property itself comprises of an entrance hallway with downstairs WC, the kitchen which has ample cupboard space with fridge freezer, washing machine and dishwasher - Please note the white goods are not to be maintained by the landlord. The lounge is located at the rear of the property with patio doors leading out to the garden. To the first floor there are two double bedrooms and the family bathroom, which includes a full white suit with a shower over the bath. To the front of the property there is parking for two cars.

ROOM MEASUREMENTS

Kitchen - 6' 6" x 15' 0" (1.988m x 4.583m)

Lounge - 15' 0" x 13' 4" (4.583m x 4.082m)

Bedroom one - 9' 1" x 13' 4" (2.794m x 4.074m)

Bedroom 2 - 7' 7" x 13' 4" (2.313m x 4.086m)

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months. A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electricity, Water and Sewerage Charges and Council Tax. Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As you exit the A168 and head towards Thirsk, you will travel down Topcliffe Road. As you approach Sowerby head straight over the roundabout and at the second roundabout take the first exit onto Oak Drive. Continue down Oak Drive and take the 5th turning on the righthand side onto Daisy Road. Lily Drive is the first turning on your left, take your first right and No 10 is the second house on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements