



54 Long Street

Thirsk, YO7 1AU

£965 Per month



**** MODERN 3 BED TERRACED HOUSE **** Lounge with patio doors opening onto rear garden | Breakfast kitchen | Downstairs cloakroom | Three bedrooms | Modern bathroom | Solar panels | Enclosed garden | Well located for access to Thirsk town centre

This well presented house comprises of an entrance hall with separate doors opening into a breakfast kitchen and a downstairs cloakroom. Double doors from the kitchen lead into a lounge. Stairs from the lounge lead up to a first floor landing with access to three bedrooms and a bathroom.

Outside there is a spacious enclosed rear garden mainly laid to lawn and with a paved patio area and timber shed. There is off street parking available at the front of the property.

The property is a modern property in a central location and benefits from uPVC double glazing, solar panels, and modern electric heating.



Important Information

Deposit - £1,100

Sorry, strictly no pets.

Council Tax Band B

Deposit - the deposit is refundable at the end of the tenancy, subject to the property being left in the same condition as when it was taken.

Property Holding Fee - £220 is required at application stage to secure the property. This is not an additional fee but rather will be deducted from the first months' rent at the outset of any successful tenancy. The fee will be refunded if we are unable to proceed with your application, e.g. due to references. If however you decide not to proceed for any reason we will retain this fee. Similarly, the fee will be retained if you fail Right to Rent checks, or if you have provided false or misleading information, or where you do not provide relevant information to assess your application.

On applying for a property we require a completed application from all persons on the tenancy agreement along with a deposit and photo ID. If a guarantor is required, an application is required from the guarantor along with photo ID.

If you wish to take a tenancy, we require credit, employers, and landlord references. As a rough guide we recommend that the tenant's gross salary is equivalent to at least two and half times the monthly rental income. 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 possibly have a Guarantor agree to underwrite any rent liabilities.

Rent is due in advance. The first month's rent must be paid in advance with cleared funds prior to moving into the property. Further rental payments are due by standing order.

Rent is exclusive of all services and taxes unless otherwise stated.

Where the tenants have requested a change in the tenancy (such as swapping tenants), the landlord will charge a fee of £50 to make this change.

Entrance Hall

uPVC double glazed front door. Door opens into,

Kitchen

13'0" x 7'11" (3.97 x 2.42)

Fitted in a range of modern base and wall units with work surfaces. Built in electric oven with 4 ring electric hob and stainless steel extractor hood over. Sink unit with mixer tap. Plumbed for automatic washing machine and dishwasher. uPVC double glazed windows to front elevation. Double doors open into,

Lounge

16'8" x 11'5" (5.1 x 3.49)

uPVC double glazed patio doors with side window panels open onto rear garden. Wall mounted electric heater. TV and telephone point. Stairs leading up to first floor accommodation.

Downstairs Cloakroom

Door from entrance hall opens into downstairs cloakroom with wash hand basin and low level WC.

First Floor Landing

Stairs from lounge lead to first floor landing. Door opens into built-in over stairs cupboard. Separate doors open into three bedrooms and a bathroom.

Bedroom One

11'9" x 10'0" (max) (3.59 x 3.07 (max))

uPVC double glazed window to front elevation. Wall mounted electric heater.

Bedroom Two

11'8" x 8'5" (max) (3.56 x 2.57 (max))

uPVC double glazed window to rear elevation. Wall mounted electric heater.

Bedroom Three

12'7" x 6'2" (3.85 x 1.89)

uPVC double glazed window to rear elevation. Wall mounted electric heater.

Bathroom

7'9" x 5'2" (2.38 x 1.58)

Three piece bathroom suite in white comprising of bath with shower over and glass shower screen; wash hand basin in vanity unit with cupboard below; and low level WC. Part panelled walls. Extractor fan.

Outside

Good sized enclosed rear garden mainly laid to lawn with fenced boundaries. There is also a paved patio area and a timber shed. A wooden gate opens onto a central passageway providing access to the front of the property, where there is off street parking available.

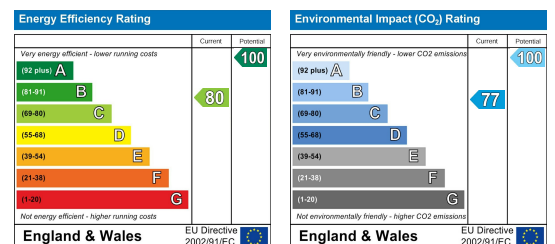
Area Map



Floor Plans



Energy Efficiency Graph



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 the property.

6 Belgrave Terrace, Sowerby, Thirsk, YO7 1RE

Tel: 01845 518102 Email: simonevans@limeswood.co.uk www.limeswood.co.uk