



## 52A Admirals Court

Sowerby, Thirsk, YO7 1RS

**£1,200 Per month**



**\*\* WELL PRESENTED 3 BED DETACHED HOUSE \*\*** Modern dining kitchen | Conservatory | Lounge with separate dining area | Two double bedrooms | Single bedroom/office | Modern shower room | Utility area | Downstairs cloakroom | Enclosed rear garden | Private driveway with parking

The property is located in the popular area of Sowerby close to the market town of Thirsk and all local amenities. The accommodation comprises of an entrance hall, lounge, dining area, dining kitchen, conservatory, utility, and downstairs cloakroom on the ground floor. Stairs from the entrance hall lead up to a first floor landing with access to three bedrooms and a modern shower room.

There is a good sized rear garden laid to lawn with well-stocked flower borders and with a paved patio area. A paved driveway to the front of the property offers ample parking and provides access to one side of the property. There is also a small lawned garden to the front of the property.

The property benefits from gas central heating and uPVC double glazing.



## Important Information

Deposit - £1,380

Sorry No Pets.

Council Tax Band D

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 - £275 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 (including VAT) to make this change.

### Entrance Hall

Half glazed uPVC entrance door. uPVC double glazed window panel to front elevation. Radiator. Stairs leads up to first floor accommodation. Door opens into lounge.

### Lounge

14'0" (max) x 11'8" (4.28 (max) x 3.58)

uPVC double glazed window to front elevation. Marble effect fire surround, inlay and hearth with coal effect electric fire. Radiator. Opens into,

### Dining Area

8'5" x 8'5" (2.58 x 2.57)

Radiator. Half glazed double doors opening into,

### Dining Kitchen

15'6" x 13'7" (4.73 x 4.16)

Fitted kitchen with selection of beech effect base and wall units with work surfaces. One and a half bowl stainless steel sink unit with mixer tap. Electric double oven with ceramic hob and stainless steel extractor hood over. Central island with breakfast bar. Built-in dishwasher. Inset ceiling lights. Tiled floor. Vertical style radiator. Two velux windows. uPVC double glazed window to rear elevation. Half glazed door opens into utility area. Double doors into,

### Conservatory

7'11" x 7'3" (2.42 x 2.22)

uPVC double glazed windows overlooking rear garden. uPVC double doors open onto rear garden. Tiled floor.

### Utility

8'1" x 4'11" (2.47 x 1.52)

Wall unit. Work surface with recess under plumbed for automatic washing machine. Tiled floor. uPVC double glazed door to side elevation. Door opens into built-in storage cupboard with light. Door opens into,

### Downstairs Cloakroom

Hand basin and WC. Inset ceiling lights. Tiled floor. Towel rail.

### First Floor Landing

Stairs from the entrance hall lead up to first floor landing. uPVC double glazed window to side elevation. Door opens into built-in cupboard housing gas fired combi boiler. Separate doors open into,

### Bedroom One

12'1" x 8'2" (3.70 x 2.49)

uPVC double glazed window to front elevation. Radiator. Built-in wardrobes. Inset ceiling lights.

### Bedroom Two

9'10" x 8'2" (3 x 2.49)

uPVC double glazed window to rear elevation. Radiator. Built-in wardrobes. Inset ceiling lights.

### Bedroom Three

7'9" x 6'9" (2.38 x 2.06)

uPVC double glazed window to front elevation. Radiator. Inset ceiling lights.

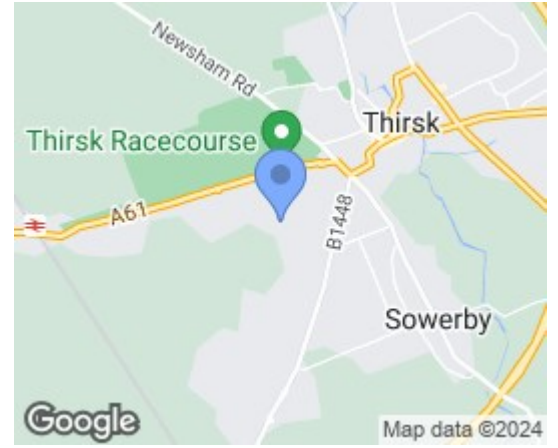
### Shower Room

Walk-in shower; hand basin with cupboard below; and WC. Fully tiled/panelled. Towel rail. Inset ceiling lights. uPVC double glazed window to rear elevation.

### Outside

Attractive and well maintained enclosed rear garden laid to lawn with flower borders and a paved patio area. Fenced boundaries. Timber shed. Spacious paved area to the side of the property with a wooden gate opening onto a spacious paved front driveway offering ample off-street parking. Small lawned area to front of property. Fenced boundary down side of driveway.

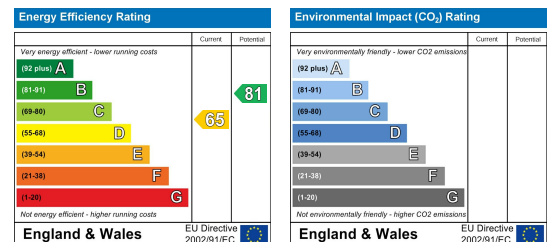
## Area Map



## 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