



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Beechdene , Thirsk, YO7 4NJ
£1,500

A very rare opportunity has arisen for a long term rental opportunity for a dwelling of this size and location. Offering unrivalled living accommodation, large gardens and sought after village, due to local primary school, access links and also proximity to the train station, we advise calling the office promptly to arrange a viewing



The Property

The entrance hall to this home is generous in size and leads to the majority of the ground floor accommodation and there is also a staircase to the first floor level. To the front elevation, this very large living room has windows overlooking the private front garden and also access to the adjoining summer room which is ideal for those seeking additional space for family and/or storage.

Also to the front of the home is the lounge/ home office. Again, a very good sized room, which may prove pivotal for those needing larger accommodation and also flexibility of use.

To the rear elevation, the kitchen is fitted with a traditional country range of base and wall units and has a window and door to the rear gardens.

On the first floor, there are four double bedrooms, large landing area which could serve as a home office if required and also a bathroom which has been updated and comprises panel bath, separate shower cubicle, w,c and also a wash hand basin sink.

Externally, the gardens to this home are both easy to maintain and private. To the front, the large gravel drive allows ample off road parking and also a lawn garden. To the rear, there are several seating areas, lawn gardens and ample opportunity for those wishing to create their own productive fruit and vegetable area, should they wish.

Enjoying a south facing elevation, we would encourage that the tenant consider the employment of a local gardener to assist with the upkeep should there time not allow for such.

The property is Freehold
Council: North Yorkshire
Tax Band:
EPC:
EOC Link:

The village of Carlton Miniott

The village of Carlton Miniott has retained its individual character and provides a respected primary school, three local pubs and shop. The village is close to Thirsk which is

ideally placed for those who enjoy country pursuits and together with a popular race course, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
Trans Pennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20 mile radius, well respected private schools include: Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Rental Steps

When you agree to rent a property, all persons over the age of 21 will need to complete a tenant reference application form and will be named in the tenancy agreement. Luke Miller & Associates will then take up references on behalf of the landlord, which will include a credit check, current employment details, previous Landlord/Letting Agent, and if self-employed, we will ask for up to date accounts and income details.

A fixed period of 5 working days is set for completing the reference process.

It is important to acknowledge that this payment is non-refundable should your references be unsatisfactory or you withdraw from the proposed letting.

The payment of the application fee does not constitute a tenancy or offer of a tenancy.

Disclaimer

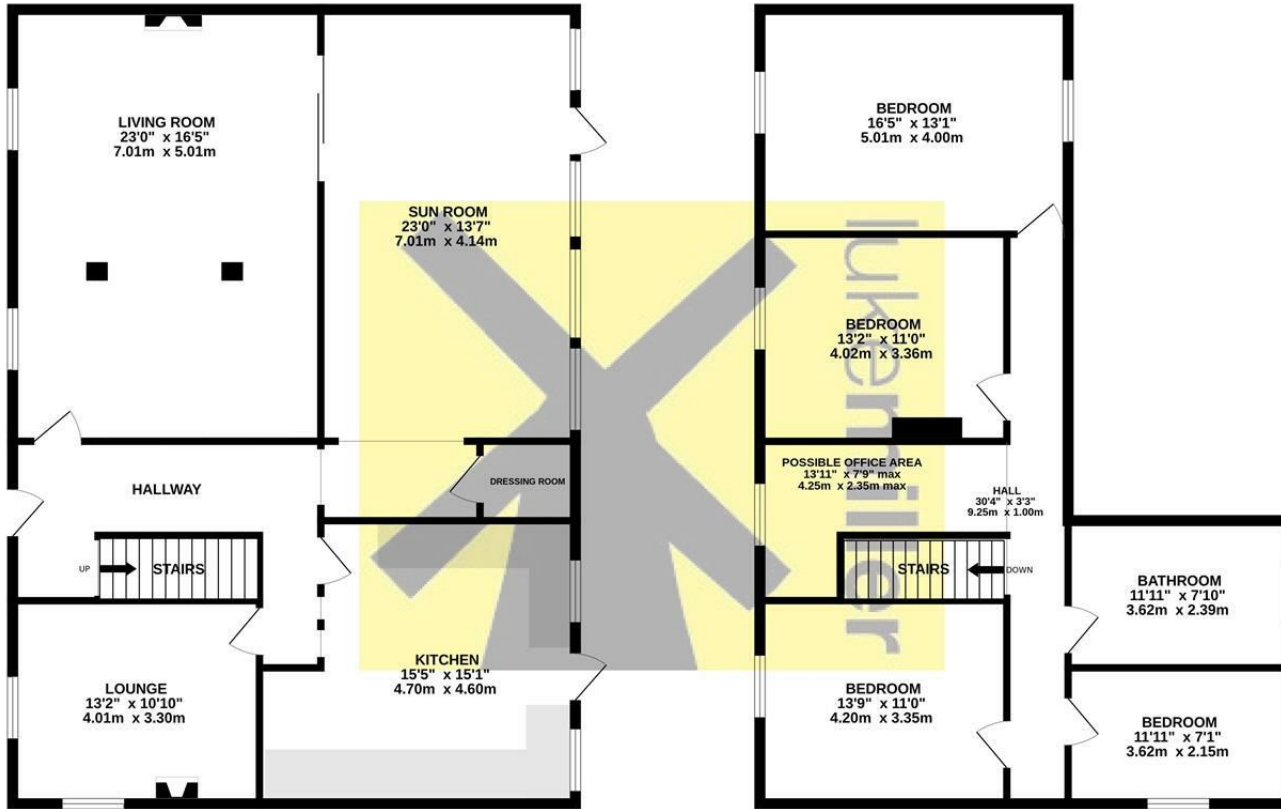
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GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.

1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 2134 sq.ft. (198.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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