



8 Nursery Gardens, Thirsk, YO7 1FT  
£700 Per Calendar Month

**JOPLINGS**  
Property Consultants





## 8 Nursery Gardens, Thirsk, YO7 1FT

**£700 Per Calendar Month**

A well presented, second floor two bedroom apartment within walking distance of Thirsk Market Place. This spacious property has the added benefit of double glazing throughout and allocated parking. Please contact us to arrange your viewing. Available Now.



- Two Bedrooms
- Master Ensuite
- Lounge/ Dining Area
- Allocated Parking
- Town Centre Location
- Pets are not accepted
- Available Now
- EPC Rating B

## DIRECTIONS



# PROPERTY

## Directions

Approaching Thirsk from York Road, turn left at the roundabout into Ingramgate. Drive over the bridge and take the first left into Nursery Gardens. Bear left and the property is located in the corner on your right hand side.

## Entrance Lobby

Private letterbox and secure entrance door with intercom system.

## Entrance Hall

Entrance phone. Coat hooks. Storage heater. Loft access. BT point. Smoke alarm. Airing cupboard.

## Lounge/Dining Area

13'06" x 21'03"  
Window to front. Two windows to side. BT point. TV point. Sky point. Two storage heaters. Electric fire.

## Kitchen

10'07" x 10'00"  
Range of modern base and wall units in white with co-ordinating work surfaces. Tiled splashback. Integrated Electrolux ceramic hob and oven. Extractor. One and a half composite sink and drainer. Fridge. Washing machine. Tiled floor. Smoke alarm. Window to side.

## Bedroom One

13'03" x 11'01"  
Storage heater. TV point. BT point. Window to front.

## Ensuite

Mira Zest electric shower in tiled shower cubicle. WC. Handwash basin. Half tiled walls. Extractor. Convector heater. Frosted window to fro

## Bedroom Two

10'00" x 8'02"  
Built in wardrobe. Electric heater. Window to rear.

## Bathroom

6'07" 6'04"  
Modern white suite comprising of bath, low level flush WC and wash basin with pedestal. Part tiled walls and tiled flooring. Extractor fan and heater. Wall mounted chrome towel ladder and shaver point.

## Outside

Dedicated car parking space - 'C'

## ADDITIONAL INFORMATION

The tenant will be responsible for Council Tax and Utility Bills. Council Tax band C.

Parking - Allocated parking space (permit will be provided).

Services - Mains water and sewerage.

Utilities - Mains electricity and electric storage heaters.

Broadband and mobile phone - See Ofcom checker and Openreach website for more details.

## APPLICATION PROCESS

Applicants should be aware that in order to satisfy the criteria of our referencing company your gross income should be at least 2.5 times the monthly rent and proof of income must be provided. For a guarantor your gross income should be at least 3 times the monthly rent. The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform Right to Rent checks on all prospective tenants before allowing them to sign a tenancy agreement. These checks are required regardless of whether the prospective tenant(s) are UK citizens or not. On completion of an application form, please provide your passport & proof of residency (utility bill preferable). The contact details provided on your application form are then used by our referencing company (Rightmove Landlord & Tenant Services) who will contact you direct by email and text message requesting completion of a more detailed application form either online or over the phone.

The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.

## REFERENCING

Once Joplings have received the final report from Rightmove Landlord & Tenant Services regarding your references we will confirm the outcome by phone and email.

The first months rent & deposit are payable by the tenancy commencement date and must be cleared funds. All named tenants (including guarantors) are required to be present for signing the Tenancy Agreement prior to keys being released. We do not have facilities to take debit or credit cards, and personal cheques are not acceptable. Payments can be made by bank transfer and your payment must be received into Joplings account prior to the tenancy commencement date.

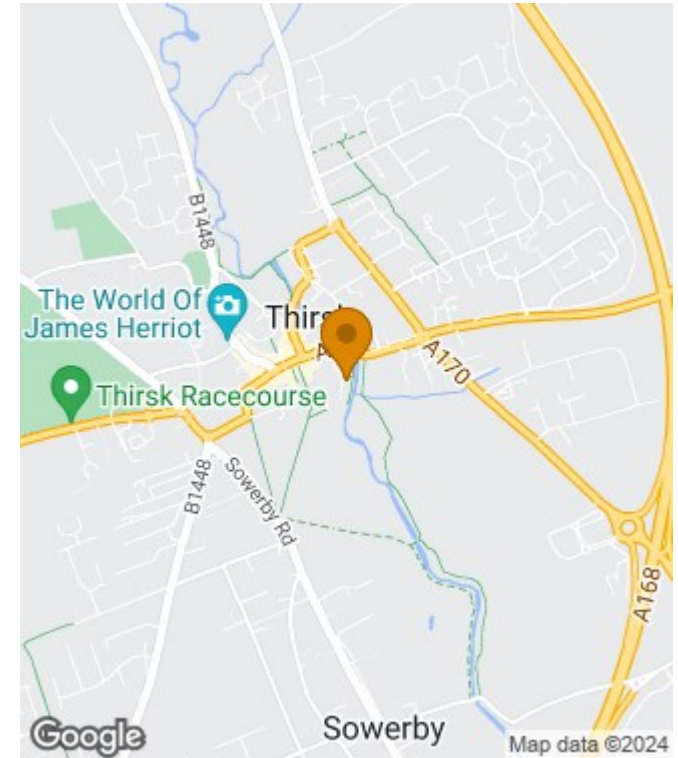
## VIEWINGS THIRSK

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk, North Yorkshire, YO7 1HD.

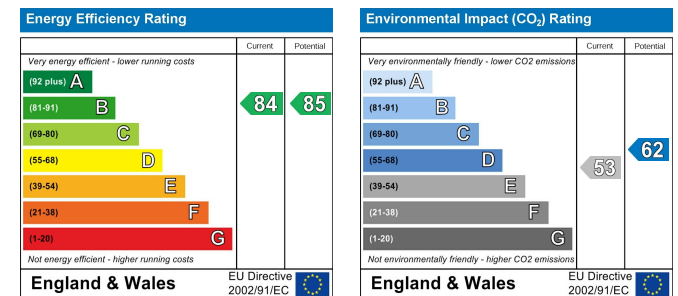
## OPENING HOURS

Mon - Thurs - 9am - 5.30pm  
Friday - 9am - 5pm  
Saturday - 9am - 1pm  
Sunday - Closed

# AREA MAP



# ENERGY PERFORMANCE GRAPH



## Joplings Property Consultants

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.