



Broadbeck House Farm Borrowby, Thirsk YO7
£1,400 Per Calendar Month



JOPLINGS
Property Consultants



BROADBECK HOUSE FARM BORROWBY

£1,400 Per Calendar Month

THIRSK, YO7 4RE

A unique opportunity has arisen to rent this detached stone built farmhouse in a rural location just outside the picturesque villages of Borrowby and Knayton. The property offers a wealth of character and original features with spacious living accommodation and stunning views over open countryside. Viewing is essential to appreciate what this property has to offer.

DINING KITCHEN

26'03 x 9'00 (8.00m x 2.74m)

Range of base and wall units in cream with timber effect work surfaces. Tiled splashbacks. Integrated electric oven. Induction hob with extractor hood over. Stainless steel sink and drainer with mixer tap. Four double glazed windows to front and side, one with window seat. Space for dishwasher. Radiator. Exposed beams. Wood burning stove. BT point. Tiled floor. Access to under stair storage cupboard. Timber door to front of property.

UTILITY / BOOT ROOM

18'04 x 6'03 (5.59m x 1.91m)

Range of base and wall units in teal with timber effect work surfaces. Space for washing machine and tumble dryer. Oil boiler. Three double glazed windows to side and front. Radiator. Stainless steel sink and drainer with mixer tap. Loft access. Timber door to side of property.

CLOAKROOM

Double glazed window to rear. Low level flush WC. Hand wash basin. Radiator.

LOUNGE

13'01 x 12'00 (3.99m x 3.66m)

Double glazed window to rear with window seat. Exposed beam. Wood burning stove. Radiator. TV point. Alcove shelving.

REAR ENTRANCE HALL

Part glazed timber door to rear. Access to first floor staircase.

SITTING ROOM

13'01 x 10'11 (3.99m x 3.33m)

Double glazed window to rear with window seat. Open fire with marble surround and tiled inset / hearth. Picture rail. TV point. Radiator.

FIRST FLOOR

MASTER BEDROOM

13'00 x 11'11 (3.96m x 3.63m)

Double glazed window to rear. Storage cupboard. Radiator. BT point.



BEDROOM TWO

Double glazed window to rear. Radiator.

12'11 x 11'00 (3.94m x 3.35m)

BEDROOM THREE

Double glazed window to front. Radiator.

11'10 x 9'00 (3.61m x 2.74m)

STUDY

Double glazed window to front. Radiator.

6'00 x 6'01 (1.83m x 1.85m)

FAMILY BATHROOM

White suite comprising of bath with timber side panel, basin with pedestal & low level flush WC. Separate shower cubicle with waterproof panelling and electric shower. Radiator. Double glazed window to front. Airing cupboard housing hot water tank. Extractor fan.

9'00 x 7'10 (2.74m x 2.39m)

OUTBUILDING

The property benefits from a substantial outbuilding located to the side of the property which the tenant can use for storage etc.

OUTSIDE

There are gardens which surround the property on all sides, mainly laid to lawn with a patio area at the rear. Views out to open countryside. Ample parking to the front of the property.

ADDITIONAL INFORMATION

The tenant will be responsible for Council Tax and Utility Bills. Council Tax Band D.

Non Standard Construction - Stone Built

Parking - Off road parking

Services - Mains water supply and septic tank.

Utilities - Mains electricity and oil fired central heating.

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





DIRECTIONS

APPLICATION PROCESS

Applicants should be aware that in order to satisfy the criteria of our reference agency your gross income should be 2.5 times the monthly rent and you must be in permanent employment or retired with proof of funds/income. In addition you must have been resident in the UK for a minimum of 6 months.

The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform basic 'immigration status 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, and usually require nothing more than a simple passport check if you're a UK or European citizen, or a simple visa/permit check otherwise.

On completion of an application form, please provide your passport or visa/permit & 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 therefore, all payments must be made either in cash, by bank transfer or bankers draft made payable to Joplings. NB: if paying by bank transfer your payment must be received into Joplings account prior to the tenancy commencement date.

VIEWINGS

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire, YO7 1HD. Telephone: 01845 522680.

OPENING HOURS

Thirsk:

Mon - Fri - 9am - 5.30pm

Saturday - 9am - 1pm

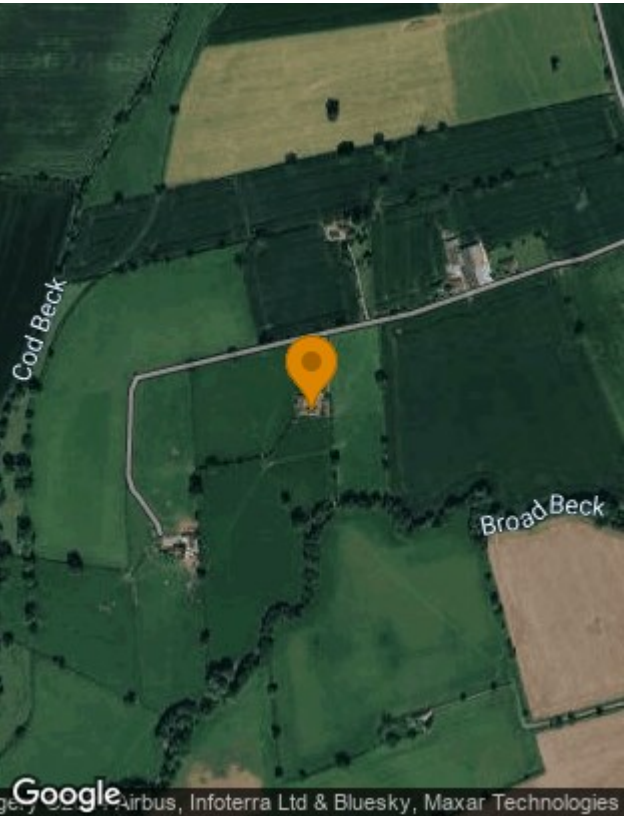
Sunday - Closed



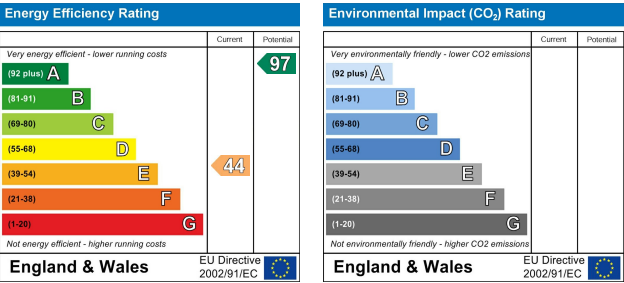


FLOOR PLANS

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Lettings Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

Joplings Property Consultants

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