



2 Knayton Grange Cottages, Knayton, Thirsk, YO7 4AH  
£825 Per Calendar Month

**JOPLINGS**  
Property Consultants



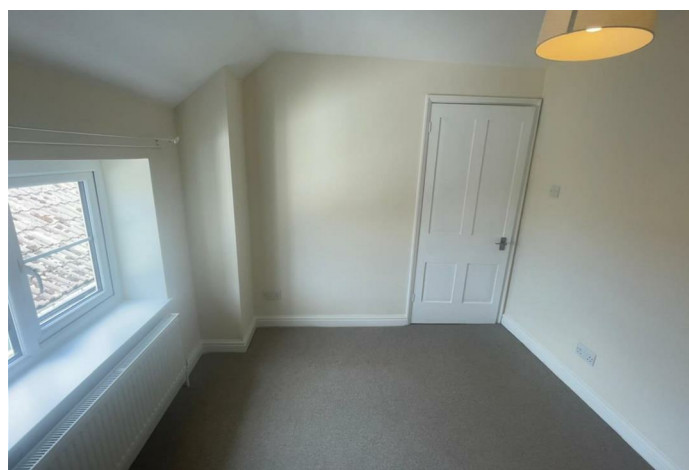
## 2 Knayton Grange Cottages, Knayton, Thirsk, YO7 4AH

**£825 Per Calendar Month**

A very well presented two bedroom property located in a rural setting, yet only a 5 minute drive into Thirsk town centre. The property is spacious and neutral, and has been recently decorated. To the front is an attractive enclosed garden overlooking open fields, and a coal/storage shed to the rear. Viewing is a must to appreciate what this delightful cottage has to offer. Available Now.

- Two Bedroom Terraced Cottage
- Rural Location
- Garden & Off Road Parking
- Well Presented
- Close to A19
- Oil Central Heating
- EPC Rating D
- Available Now

## DIRECTIONS



# PROPERTY

## DIRECTIONS

From the Thirsk Office, exit the Market Place via Kirkgate and follow the road out of Thirsk. At the 'T' junction, turn right and take the first exit at the roundabout onto A19 northbound. After approximately 2 miles, exit the A19 signposted Knayton/Borrowby and take the first left onto the farm lane. After approximately ¼ of a mile turn right and the property can be found at the top of the lane on the left. Number 2 is the middle property.

## ENTRANCE HALL

UPVC door to front. Radiator. Stairs to first floor.

## LOUNGE

15'01" x 9'05"

Double glazed window to front. Open fire with wooden surround. Good size under stair cupboard. Radiator. Exposed beams. TV and BT points.

## DINING KITCHEN

21'04" x 8'06"

Three windows to rear. Timber rear door. Range of cream fitted wall and base units. Stainless steel sink and drainer. Built in electric oven and hob with extractor hood. Radiator and TV point.

## CLOAKROOM

Window to rear. Low level flush WC and hand wash basin.

## FIRST FLOOR

## LANDING

Double glazed window to rear. Loft hatch. Radiator.

## MASTER BEDROOM

15'00" x 8'08"

Double glazed window to front. Radiator. TV point.

## SECOND BEDROOM

8'10" x 9'05"

Double glazed window to rear. Radiator. TV and BT point.

## BATHROOM

7'11" x 8'08"

Double glazed window to rear. Three piece suite comprising of, low level flush WC, wash basin with pedestal and bath. Separate walk in shower cubicle. Wall mounted chrome towel rail. Extractor fan.

## OUTSIDE

Front garden mainly laid to lawn. Parking area. Storage shed to the rear.

## ADDITIONAL INFORMATION

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

Parking - off road parking for two vehicles.

Services - Mains water supply and sewerage

Utilities - Mains electricity & oil fired central heating.

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

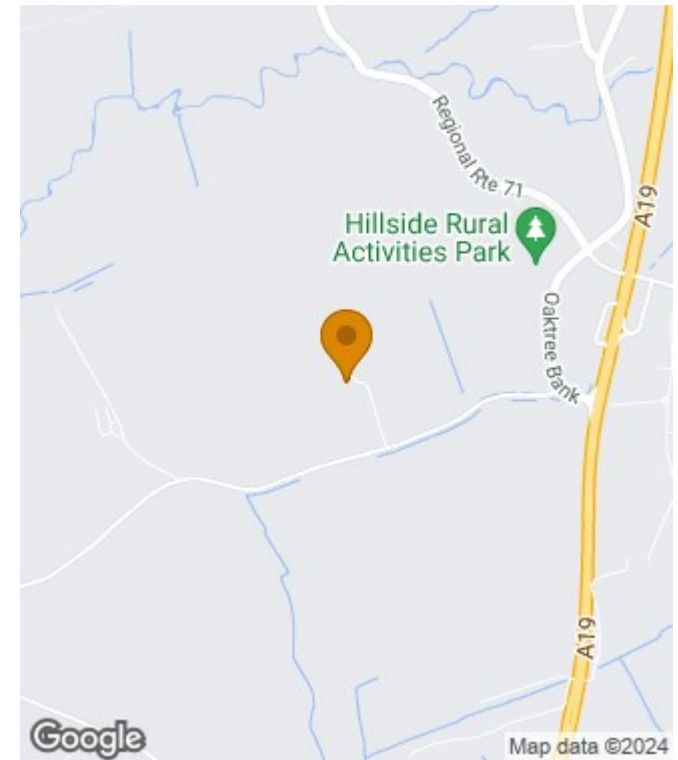
Mon - Thurs - 9am - 5.30pm

Friday - 9am - 5pm

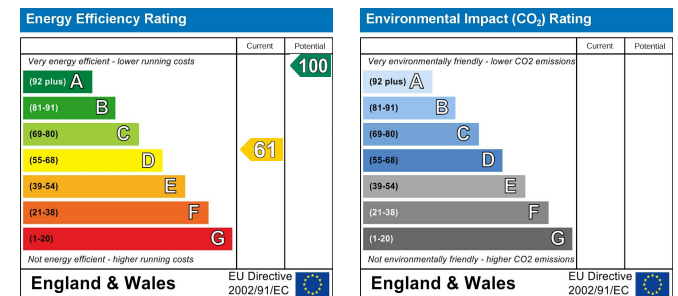
Saturday - 9am - 1pm

Sunday - Closed

# AREA MAP



# ENERGY PERFORMANCE GRAPH



## Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
01765 694800  
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
01845 522680  
thirsk@joplings.com

www.JOPLINGS.com

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