



The Old School House , Thirsk YO7 2JQ  
£1,900 Per Calendar Month



**JOPLINGS**  
Property Consultants







# THE OLD SCHOOL HOUSE

## THIRSK, YO7 2JQ

A stunning, recently completed refurbishment of The Old School House. As the name suggests this former village school building has been lovingly refurbished to a high standard to provide wonderful accommodation and is located in the heart of the North Yorkshire National Park.

Situated in the beautiful village of Kirby Knowle, on the borders of the North Yorkshire Moors and within the boundaries of the National Park, the village lies about 4 miles north-east of the picturesque market town of Thirsk, famous for its association with James Herriot and being, according to the Sunday Times one of the top 20 places to live in the UK.

The property itself has been fully renovated to a high specification and comprises of an entrance hall, lounge, an open plan kitchen/dining family area with access to the garden, utility and cloakroom, as well as the third bedroom with a dressing room. To the first floor is the Master bedroom with en-suite, the second bedroom and the house bathroom. Externally, a driveway with parking for numerous vehicles and freshly seeded gardens.

The prospective tenant must have links with the National Park, as there is a covenant in place - further details can be obtained upon request from Joplings.

### ENTRANCE HALLWAY

Composite front door with inset glass and double glazed window to side

### LOUNGE

Double glazed window to front and rear. Feature fireplace with cast iron insert, open grate and marble hearth. Original wooden flooring, high ceilings with wooden beams. Radiators. BT Point. TV Aerial. Smoke detector. Thermostat.

25'4" x 15'3" (7.72m x 4.65m)

### FAMILY ROOM/ DINING ROOM

Feature fireplace with recess, housing a log burner and a hearth. Underfloor heating. Double glazed window to rear. Double French doors with side lights leading to patioed area. Two Velux windows. Thermostat.

20" x 19'6" (6.10m x 5.94m)

### KITCHEN

Range of base and wall units in a sage green colour, complementing heat resistant worksurfaces, incorporating a stainless steel sink unit, three oven Aga and two hot plates. Gas hob. Extractor fan. Plumbing for dishwasher/washing machine. Double glazed windows to rear and side. Under stairs storage cupboard.

18'2" x 8'5" (5.54m x 2.57m)

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### UTILITY ROOM

Range of base and wall units in a sage green colour with a Belfast sink, complementing heat resistant worksurfaces. Space for washing machine/dishwasher. Cupboard with biomass heating system. Door leading to back garden.

17'7" x 8'2" (5.36m x 2.49m)

### DOWNSTAIRS WC

Double glazed window to the rear. Low level flush WC and wash basin.

### BEDROOM THREE

Double glazed window to front. Radiator

13'4" x 12'2" (4.06m x 3.71m)

### DRESSING ROOM

Double glazed window to front. Radiator

9'6" x 7'5" (2.90m x 2.26m)

### FAMILY BATHROOM

Cream suite comprising of hand wash basin with vanity and single taps, bath with single taps, shower cubicle with mains shower sliding glass door, bath, low level flush WC. Partially tiled around shower cubicle, bath and sink. Heated towel rail. Double glazed privacy window to side. Extractor fan.

9" x 8'8" (2.74m x 2.64m)

### LANDING

Radiator. Thermostat. Eaves Storage. Velux Window.

### BEDROOM ONE

Double glazed window to side. Radiator.

10'8" x 11'7" (3.25m x 3.53m)

### EN-SUITE

Shower cubicle with mains shower, low level flush WC and a wash basin with vanity. Partially tiled around shower cubicle and mirror above sink.

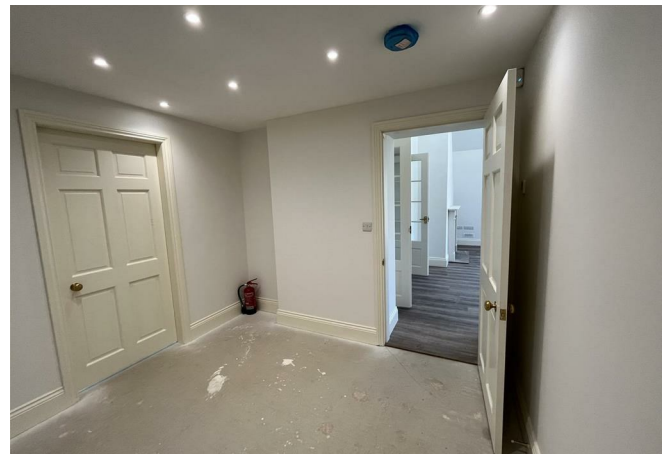
5'5" x 6'4" (1.65m x 1.93m)

### BEDROOM TWO

Double glazed window to rear. Two Velux windows. Radiator

17'5" x 11'6" (5.31m x 3.51m)





### **BATHROOM**

7'4" x 5'5" (2.24m x 1.65m)

Three piece cream suite with low level flush WC, wash basin with vanity and bath. Heated towel rail. Velux Window.

### **OUTSIDE**

Patio area with electric car charging point. Calor gas tanks which supplies the Aga and gas hob. Sewn down to grass areas to front, side and rear of property. Driveway. Log store to side of property.

### **ADDITIONAL INFORMATION**

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

Parking - Driveway and parking for multiple vehicles.

Services - Mains water and private sewerage (septic tank).

Utilities - Mains electricity and Biomass 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

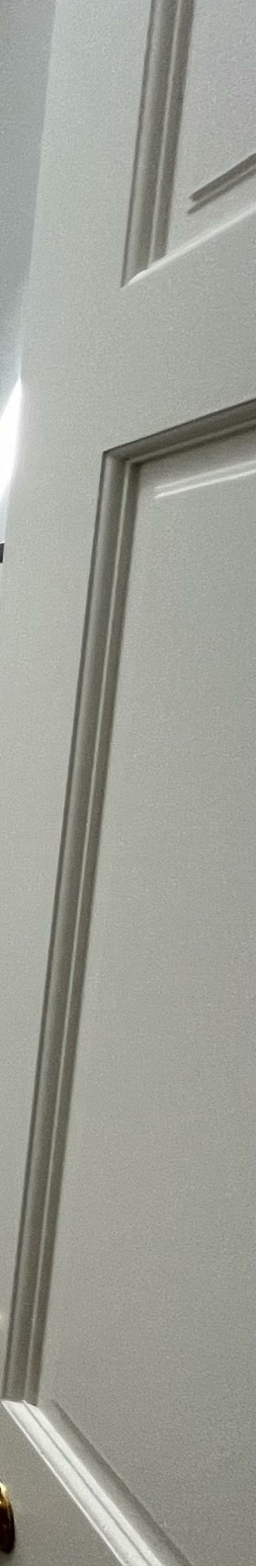
Saturday - 9am - 1pm

Sunday - Closed

### DIRECTIONS







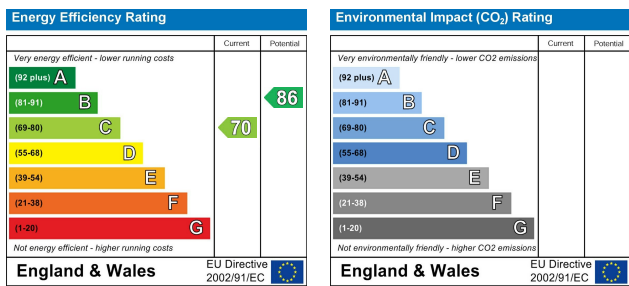


# FLOOR PLANS

# 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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