



7 Apple Tree Road, Thirsk, YO7 3SW  
£1,350 Per Calendar Month

**JOPLINGS**  
Property Consultants





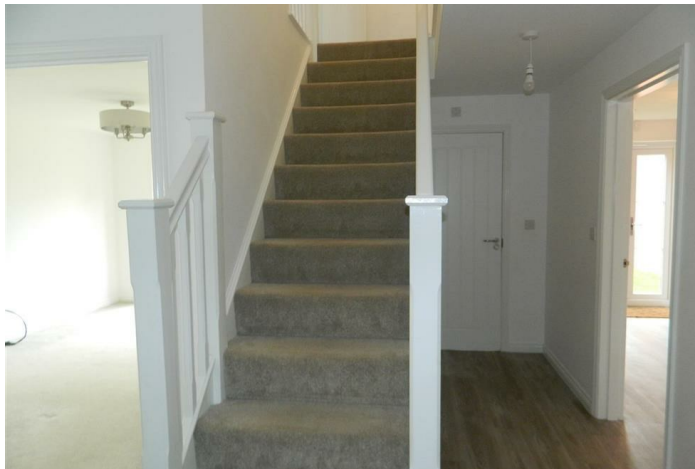
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We are delighted to welcome to the rental market this beautifully presented and modern four bedroom family home. The property boasts an abundance of space and light. Detached, with off street parking, enclosed garden and garage, this property must be seen to appreciate what it has to offer. No Pets/Smokers. Available Early August.

- Detached Four Bedroom Family Home
- Popular Area of Thirsk
- Spacious Living Accommodation
- Family Bathroom & Master En-Suite
- Study / Snug
- Enclosed Rear Garden
- Single Garage
- No Pets / Smokers
- EPC Rating B
- Available Early August

## DIRECTIONS





# PROPERTY

Entrance Hall  
Composite entrance door to front. Radiator. Open staircase leading to first floor. Telephone point. Small cupboard housing fuse board. Large understair storage cupboard.

Lounge  
10'07" x 14'11"  
Large UPVC patio door to rear with window openings. Radiator. TV and telephone points. Wall mounted thermostat.

Snug/Office  
7'01" x 7'02"  
Double glazed window to front. Radiator.

Kitchen/ Dining Area  
22'02" x 9'03"  
Double glazed window to front with UPVC patio door to rear. Radiator. TV point. Wall mounted carbon monoxide detector. Range of modern white wall and base units with worktop over. Built in electric oven and gas hob. 1 1/2 bow stainless steel sink and drainer. Smoke alarm. Freestanding Hotpoint dishwasher.

Utility Room/ WC  
5'09" x 5'04"  
Double glazed window to rear. White suite comprising of; Low level flush WC, and handwash basin set into built in vanity unit and worktop. Space and plumbing for washing machine. Radiator.

## FIRST FLOOR

Landing  
Large galleried landing with radiator, smoke alarm and cupboard housing hot water tank. Loft hatch.

Bedroom One  
11'02" x 10'09"  
Double glazed window to front with blind. Radiator. Built in double wardrobe. TV and telephone point. Wall mounted thermostat.

En Suite  
Double glazed window to front. Radiator. White suite comprising of; Low level flush WC, wash basin and shower cubicle.

Bedroom Two  
10'04" x 9'06"  
Double glazed window to front with blind. Radiator.

Bedroom Three  
9'06" x 11'08"  
Double glazed window to rear with blind. Radiator.

Bedroom Four  
10'03" x 8'10"  
Double glazed window to rear with blind. Radiator.

Family Bathroom  
5'06" x 6'10"  
Double glazed window to rear. Part tiled walls. Radiator. White suite comprising of; low level flush wc, wash basin and bath.

Outside  
Gardens to front and rear, mainly laid to lawn with shrub borders. Patio area to rear. Single garage with power and light. Driveway for 2 vehicles.

## Additional Information

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

Parking - There is a driveway to the side of the property and garage.

Services - Mains water supply and sewerage

Utilities - Mains gas and electricity.

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 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.

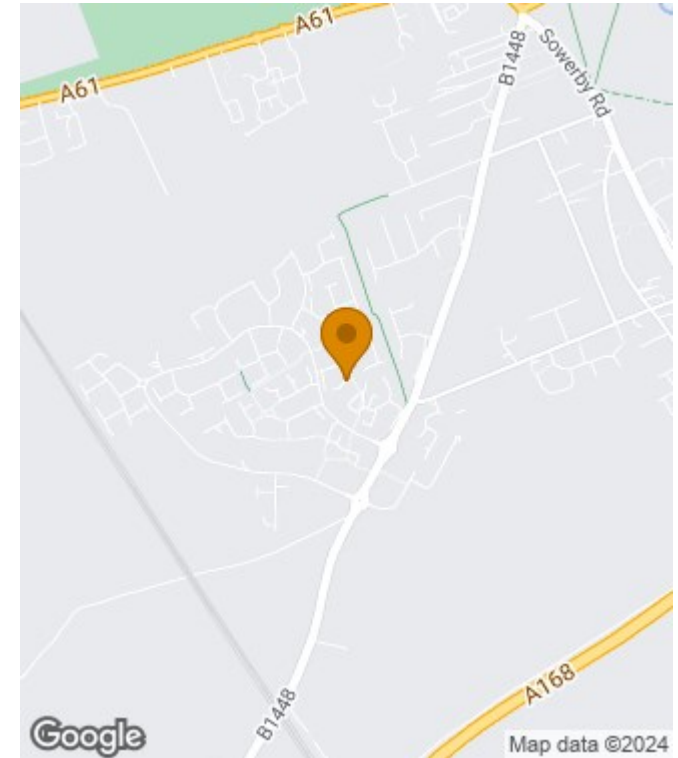
## Viewings

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.

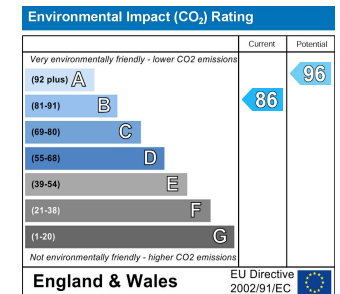
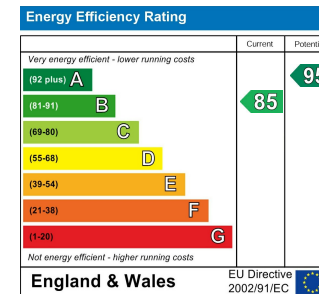
## OPENING HOURS

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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