



Church Cottage , Thirsk, YO7 2NL
£1,000 Per Calendar Month

JOPLINGS
Property Consultants



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A three bedroom end terrace property located in the popular village of South Kilvington on the outskirts of Thirsk. The property is a short drive to the centre of Thirsk with it's shops, cafes, pubs and other amenities. The A19 is close-by for commuting further afield with access to the A1 also only a few minutes drive. The accommodation comprises: lounge open to kitchen, utility room and shower room. On the first floor there are three bedrooms and a family bathroom. Benefits include double glazing, gas central heating, front court yard with a rear garden over two levels. Off road parking for one vehicle.

- End of Terrace
- Open Plan Living Room & Kitchen
- Three Bedrooms
- Ground Floor Shower Room
- Utility Room
- First Floor Family Bathroom
- Garden
- One Off Road Parking Space
- EPC - C

DIRECTIONS



PROPERTY

LIVING ROOM / KITCHEN

17'9 x 17'6

The living area comprises main front door, front facing double glazed windows and rear facing double patio doors leading in to the rear garden. The room leads into a kitchen dining area which has space for table and chairs, base and wall units, sink and extractor hood. Spiral stairs leading to the first floor and door leading to the utility room.

UTILITY ROOM

The utility room has plumbing for washing machine and space for a tumble dryer. Double glazed door to side and door leading to shower room.

SHOWER ROOM

The shower room comprises low level W.C wash hand basin and shower cubicle.

BEDROOM ONE

11'7 x 8'7

The main bedroom is of double size with front facing double glazed window. Single wall mounted radiator.

BEDROOM TWO

10'2 x 8'8

Bedroom two is also of double size with front facing double glazed window and single wall mounted radiator.

BEDROOM THREE

9'5 x 7'3

Bedroom three is rear facing with double window. Single wall mounted radiator

BATHROOM

The main family bathroom comprises a three piece suite with bath and electric shower over, low level w.c and wash hand basin. Wall mounted towel rail.

OUTSIDE

The front garden is a gravelled area. The rear garden is on two levels with patio area and steps leading to grass area with flower beds and borders.

ADDITIONAL INFORMATION

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

Parking - One off road parking space to front.

Services - Mains water supply & electricity

Utilities - Mains gas

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

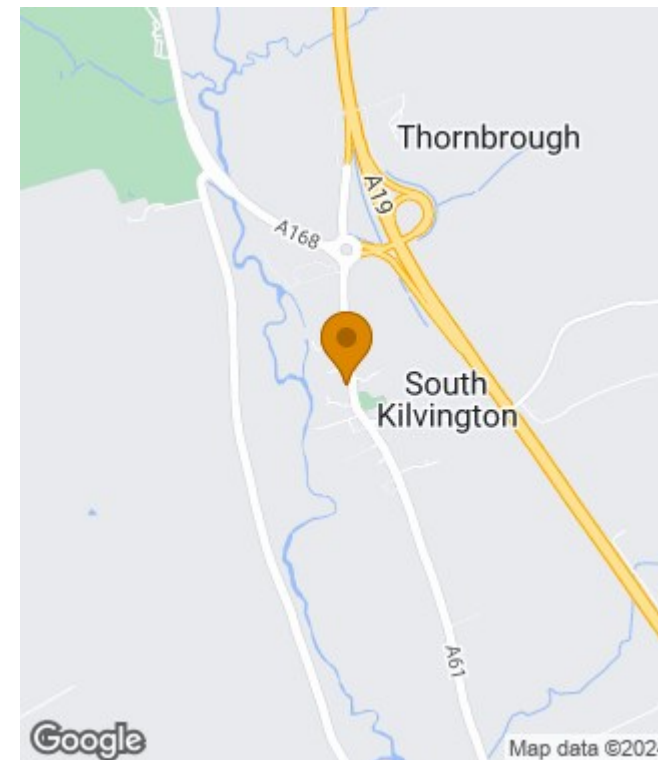
Mon - Thurs - 9am - 5.30pm

Friday - 9am - 5pm

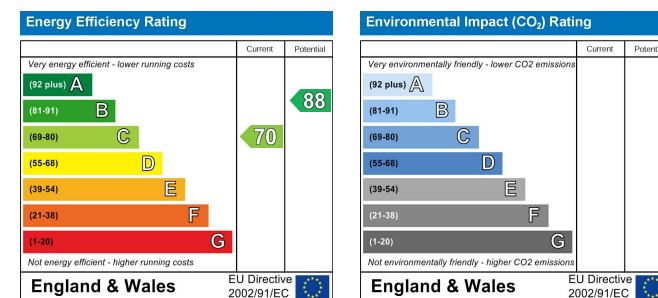
Saturday - 9am - 1pm

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.