



72 Front Street, Thirsk, YO7 1JF  
£1,000 Per Month

**JOPLINGS**  
Property Consultants



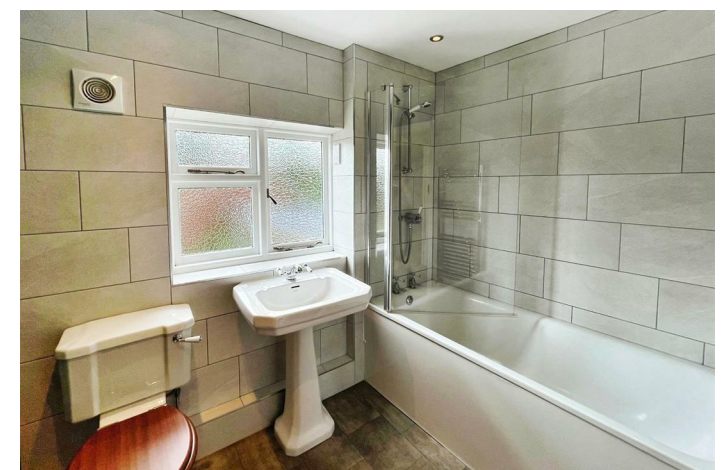
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A beautifully presented, period cottage located in this popular location, in the village of Sowerby. Maintaining many of its original features. On entrance to the property, is a private vestibule, leading in to the lounge which follows through in to the kitchen diner. To the first floor is two bedrooms, with a family bathroom. To the second floor is a spacious attic room, with a separate WC. Externally the property has a private rear garden, with an outdoor utility room and additional storage room. Viewings strictly by appointment. Available Now.

- Sought After Location
- Three Bedrooms
- Period Cottage
- Modern Kitchen and Bathroom
- Original Features
- Family Bathroom
- EPC D
- Council Tax Band B
- Available Now

## DIRECTIONS



# PROPERTY

**Entrance Vestibule**  
Front entrance door, cupboard housing electric meter and fuse box and door leading in to the lounge.

**Lounge**  
Sash window to the front. Multi fuel stove with a slate hearth, set in a stone surround. Built in shelving and cupboards to the alcoves. Understairs storage cupboard and stairs leading to the first floor. Exposed beam.

**Kitchen Diner**  
Window to the rear and French patio doors leading in to the rear garden. Modern fitted Howdens kitchen with a range of base and wall units, and coordinating work surfaces with a recessed stainless steel sink and mixer tap. Integrated appliances including a fridge freezer, electric oven and four ring gas hob with an overhead extractor. Space for a dishwasher. Cupboard housing the Valliant boiler. Space for a dining table and chairs. Radiator.

## FIRST FLOOR

**Master Bedroom**  
Two sash windows to the front. Cast iron original fireplace. Built in wardrobes and two radiators.

**Bedroom Two**  
Window to the rear and radiator.

**Family Bathroom**  
Opaque window to the rear. Three piece modern bathroom suite comprising of a low level flush WC, hand wash basin and bath with overhead shower and glass shower screen. Extractor fan and radiator.

**Attic Bedroom**  
Two velux windows. Eaves storage. Ensuite with a low level WC and hand wash basin.

**Garden Room/Outdoor Utility**  
Outdoor utility room, with a Belfast sink and plumbing for a washing machine. Additional storage room adjacent to the side.

**External**  
To the front of the property is a gate leading in to a contained patio area, with access to the front entrance door. To the rear of the property is a patio area with plenty of space for outdoor furniture and a log store. Steps leading up to the garden which is partly laid to lawn, with an established flowerbed, a variety of plants and mature bushes. Rear access gate.

## ADDITIONAL INFORMATION

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

**Parking** - No Allocated Parking

**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 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.

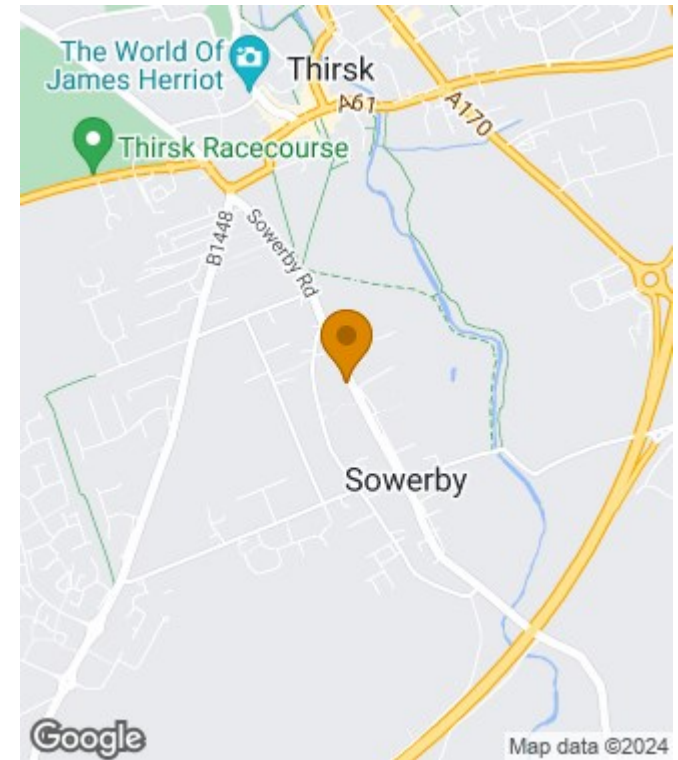
## VIEWINGS THIRSK

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

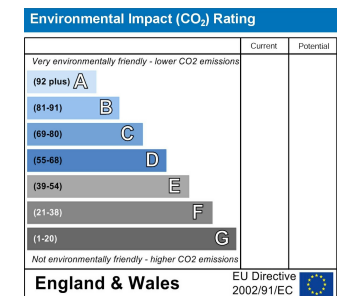
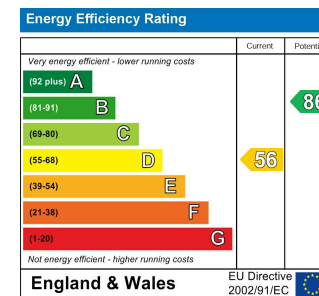
## OPENING HOURS

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.