LOVE PROPERTY.

12 Hawthorne Drive, Allanbrooke Barracks, Topcliffe, Thirsk, YO7 3EP | Energy Rating: 73C

£800 PCM









HAWTHORNE DRIVE is a well presented mid terrace home with internal accommodation briefly comprising of hallway, living room, fitted kitchen, two bedrooms and a bathroom. There is a rear garden and allocated parking for one vehicle.

LOCATION
Topcliffe is a village in North Yorkshire. The village is situated on the River Swale, on the A167 road and close to the A168. It is about 5 miles (8 km) south-west of Thirsk and 11 miles (18 km) south of the county town of Northallerton.

IMPORTANT INFORMATION
Postcode: YO7 3EP.
Style of property: Mid terrace house.
Council tax band: B - Hambleton District Council.
EPC Rating: C.
Heating type: Gas central heating.
Parking: There is allocated parking for one vehicle.
Appliances included: White goods available on request.
Pets: Written permission must be submitted to the landlord.
Term: The landlord is ideally looking for long term tenants.
Available from: Immediately,
What3words: ///exposing.flick.shields

TENANT CHARGES Holding deposit: £150. Please note: This will be withheld if any applicant (including any guarantors(s)) withdrawn from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed).

Maximum security deposit: Equivalent to 5 weeks rent £917.30. Zero Deposit (Reposit) option is available.

DISCLAIMER These particulars are intended only as a guide and are designed to give a fair description of the property. Whilst every care has been taken in their preparation, their accuracy cannot be guaranteed and they do not form part of any offer or contract.

All information has been provided by the seller, landlord, or occupier. Any reference to services, systems, appliances, fixtures, or fittings (including central heating where fitted) is made without guarantee as to their condition or working order, as these have not been tested by Love Property UK Ltd. Prospective purchasers or tenants should satisfy themselves as to the condition and suitability of all services and appliances before committing to a purchase or tenancy.

Where a property is unoccupied, services may have been disconnected, switched off, or drained down. Reconnection or recommissioning costs, where applicable, will be the responsibility of the purchaser or tenant.

All measurements, dimensions, floor plans, and areas are approximate and are provided for guidance only. Prospective purchasers or tenants should rely on their own inspections and independent professional advice where appropriate.







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