



## Graystone Lodge Farm Maunby

Thirsk, YO7 4HA

**£1,000 Per month**



**\*\* RURAL 2 BED BUNGALOW STYLE PROPERTY \*\*** Water bill included in rent | Spacious accommodation | Lounge with feature stove and raised dining area | Breakfast kitchen | 2 double bedrooms | Spacious bathroom | Utility room/downstairs cloakroom | Good sized garden with views over open countryside | Outbuildings and greenhouse | Private driveway with ample parking | Rural location but only 6 miles from both Thirsk and Northallerton | Good access for A1(M)

The property is in a rural setting adjacent to a working farm. It comprises of an entrance hall, lounge with dining area, breakfast kitchen, inner hallway, utility room/downstairs WC, two double bedrooms, and a bathroom.

Outside to the front is a driveway with ample parking, access to three outbuildings and a spacious wooden greenhouse. To the side and rear of the property is a spacious garden mainly laid to lawn, with trees, shrubs and hedging and fenced boundaries. There are views over open countryside.

The property benefits from oil fired central heating.

The monthly rent payment includes water bills for the property.



Important Information  
Deposit - £1,150

Council Tax Band D

Deposit - the deposit is refundable at the end of the tenancy, subject to the property being left in the same condition as when it was taken.

On applying for a property we require a completed application from all persons on the tenancy agreement along with a deposit and photo ID. If a guarantor is required, an application is required from the guarantor along with photo ID.

If you wish to take a tenancy, we require credit, employers, and landlord references. As a rough guide we recommend that the tenant's gross salary is equivalent to at least two and half times the monthly rental income. Tenants are usually required to be prior residents in the UK for at least 6 months. Where a Tenant is unable to meet the required income or credit checks, the Tenant may possibly have a Guarantor agree to underwrite any rent liabilities.

Rent is due in advance with rental payments being paid by standing order.

Rent is exclusive of all services and taxes unless otherwise stated.

Where the tenants have requested a change in the tenancy (such as swapping tenants), the landlord will charge a fee of £50 (including VAT) to make this change.

Entrance Hall

9'3" x 6'5" (2.84 x 1.97)

Front door leads into entrance hall. Wooden double glazed window to front elevation. Radiator. Wood effect vinyl flooring. Separate doors open into inner hallway, utility room, and kitchen.

Breakfast Kitchen

17'3" x 9'9" (5.27 x 2.98)

Selection of oak effect base units with worktops and tiled splashbacks. Breakfast bar area. Sink unit with mixer tap. Free standing electric cooker with hob and stainless steel extractor hood above. Recess plumbed for dishwasher. Wooden double glazed windows to front and rear elevations. Wood effect vinyl flooring. Door opens into,

Lounge/Dining Area

26'2" x 17'3" (7.98 x 5.27)

Feature cast iron multi-fuel stove on hearth. Raised dining area with wooden spindles/bannister surround. Wooden double glazed windows to side and front elevation. Two radiators. Beamed ceiling. Wooden door opens onto front of property.

Utility Room/Downstairs WC

11'1" x 9'3" (3.38 x 2.84)

Plumbed for automatic washing machine. Belfast sink with taps. Oil fired boiler. Radiator. Low level WC. Shelving. Vinyl flooring. Window to side elevation.

Inner Hallway

Double glazed wooden window to front elevation. Radiator. Beamed ceiling. Separate doors open into two double bedrooms and bathroom.

Bedroom One

14'0" x 12'6" (4.27 x 3.83)

Vaulted beamed ceiling. Two wooden double glazed windows to rear elevation. Radiator.

Bedroom Two

12'3" x 10'8" (3.75 x 3.26)

Vaulted beamed ceiling. Wooden double glazed window to rear elevation. Radiator.

Bathroom

12'3" x 7'1" (3.75 x 2.17)

Four piece bathroom suite comprising of corner shower cubicle, panelled bath, pedestal wash hand basin, and low level WC. Partly tiled walls. Vinyl wood effect flooring. Radiator. Extractor fan. Wooden double glazed window to rear elevation.

Outside

The property is accessed down a long driveway which offers ample parking. To the front are three brick outbuildings and a wooden greenhouse. To the side and rear of the property is a spacious garden mainly laid to lawn, with trees, shrubs and hedging and fenced boundaries. There are views over open countryside. The property is located adjacent to a working farm close to farm buildings.

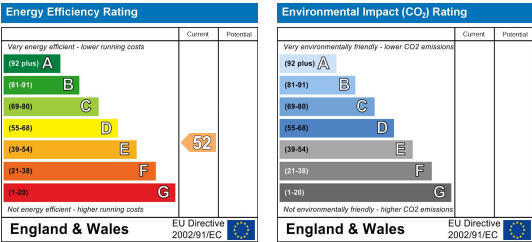
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.