

Rybeck House Stoneybrough Lane, Thirsk, YO7 2LS
£1,250

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Located on the fringe of Thirsk, this large residential home has become available to rent on a long-term basis. With an abundance of space on the ground floor, ideal for families and five bedrooms are also suitably proportioned. This property is to be let on a long-term basis so we would encourage clients to call the office with haste.

The market town of Thirsk
Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description
Entering through the front door, the large reception hall has doors leading to the two formal reception rooms and also the dining kitchen. In addition, there is also a staircase to the first floor.

Both reception rooms are to the front elevation of the home taking views over the front gardens and both also have windows to the side elevation allowing ample light into these rooms.

To the rear of the home, the large country kitchen has a decorative aga, and also a range fitted base and wall units again, with windows to two elevations.

From the kitchen, there is a door opening into the rear hall which leads to the cloakroom, boiler room, a further room which may be suitable for a craft room and also a larger reception room, which may be ideal for those that require a home office.

On the first floor landing, all of the bedrooms are accessed along with the bathroom and separate w.c. There are two very spacious bedrooms to the front elevation, a double bedroom to the rear elevation and also a good size single bedroom.

Externally, to the front of the home is a large lawn area with a small fence border whilst to the rear, there is a footpath and also a garden area that has had bamboo planted which is currently being reduced by the landlord. Please note that the landlord will require access to the rear garden area only, during the tenancy,y as this will have to be continually maintained.

There is also parking for up to 4 vehicles, and we regret to say there is no space or permission granted for the parking of any caravan or motorhome.

Property is Freehold
Council: North Yorkshire
Council Tax Band:
EPC:
EPC Link:

Rental Steps
When you agree to rent a property, all persons over the age of 21 will need to complete a tenant reference application form and will be named in the tenancy agreement. Luke Miller & Associates will then take up references on behalf of the landlord, which will include a credit check, current employment details, previous Landlord/Letting Agent, and if self-employed, we will ask for up to date accounts and income details.

A fixed period of 5 working days is set for completing the reference process.

It is important to acknowledge that this payment is non-refundable should your references be unsatisfactory or you withdraw from the proposed letting.







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