



## 9 Racecourse Mews

Thirsk, YO7 1QG

**£825 Per month**



**\*\* 3 BED MID TERRACE HOUSE \*\*** Spacious accommodation | Dining Kitchen | Rear garden | Off-street parking | Well located for access to Thirsk town centre and railway station | Long-term let

The property comprises an entrance porch opening into a good sized lounge, leading into a dining kitchen to the rear of property. Stairs from the lounge lead up to the first floor landing with access into two double bedrooms, a single bedroom, and a bathroom.

Outside there is a front garden laid to lawn with shrubs and picket fence. The rear garden is partly laid to lawn with garden shed and enclosed by fencing. A wooden gate opens onto rear access and parking area.

The property benefits from uPVC double glazing and gas central heating.



Important Information  
Deposit - £950

Sorry, strictly no pets.

Council Tax Band C

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.

Property Holding Fee - £190 is required at application stage to secure the property. This is not an additional fee but rather will be deducted from the first months' rent at the outset of any successful tenancy. The fee will be refunded if we are unable to proceed with your application, e.g. due to references. If however you decide not to proceed for any reason we will retain this fee. Similarly, the fee will be retained if you fail Right to Rent checks, or if you have provided false or misleading information, or where you do not provide relevant information to assess your application.

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. The first month's rent must be paid in advance with cleared funds prior to moving into the property. Further rental payments are due 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 Porch

Entrance via hardwood front door into porch. Further door leads into,

Lounge

15'10" x 15'7" (max) (4.85 x 4.77 (max))

Wood surround fireplace with marble effect inlay and hearth. uPVC double glazed window to front elevation. Radiator. TV and telephone point. Laminate flooring. Stairs leading up to first floor accommodation. Doorway leading into,

Dining Kitchen

15'7" x 9'6" (4.76 x 2.92)

Fitted in a range of base and wall units in cream with work surfaces. Four ring gas hob and built in oven with extractor hood over. Tiled splashbacks. Stainless steel sink unit. Wall mounted gas boiler. Radiator. Laminate flooring. uPVC sliding patio doors open onto back garden. uPVC double glazed window overlooking back garden.

First Floor Landing

Stairs leading down to lounge. Separate doors open into,

Bedroom One

12'8" x 9'1" (3.88 x 2.79)

uPVC double glazed window to front elevation. Radiator. Two built in cupboards with shelving and hanging rail.

Bedroom Two

9'8" x 9'2" (2.97 x 2.80)

uPVC double glazed window to rear elevation. Radiator. Built in cupboard with shelving and hanging rail.

Bedroom Three

9'5" x 6'2" (2.89 x 1.88)

uPVC double window to front elevation. Radiator.

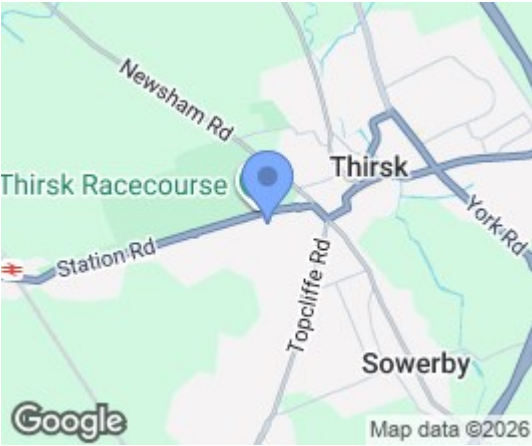
Bathroom

Modern three piece bathroom suite in white comprising of a panelled bath with electric shower over and glass screen; pedestal hand wash basin; and low level WC. Part bath panels. Radiator. Vinyl flooring. uPVC double glazed window to rear elevation.

Outside

There is a front garden mainly laid to lawn with shrubs and picket fence. Footpath leads to front door. To the rear is an enclosed garden, partly laid to lawn with a shale border and seating area. The garden has fenced boundaries and a pathway leading to a timber shed and wooden gate, which opens onto a parking area.

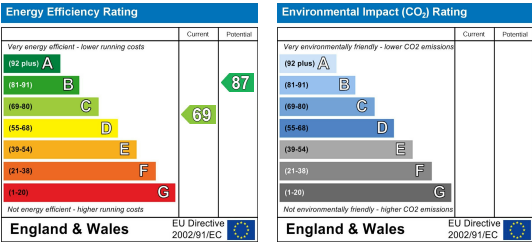
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.