2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD
Tel:



James Winn Estate agents are delighted to bring to let this stunning three-bedroom end-terrace cottage, located in South Kilvington. Overlooking the church and its gardens, the property is a short drive to the centre of Thirsk with amenities such as shops, cafes and pubs. The property comprises lounge through to kitchen, utility room and ground floor shower room. To the first floor there are three bedrooms and a house bathroom. Externally, the property offers a front courtyard, a rear garden over two levels and off road parking for one vehicle. With added benefits of gas central heating and double glazing.

South Kilvington

Thirsk,
North Yorkshire,
YO7

Monthly Rent:

£1,350

EPC Rating: C



Location:
Situated within the sought after village of South Kilvington which is a pleasant walk from Thirsk. South Kilvington has a well regarded school, public house and Church. Further schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teeside, York and Harrogate.



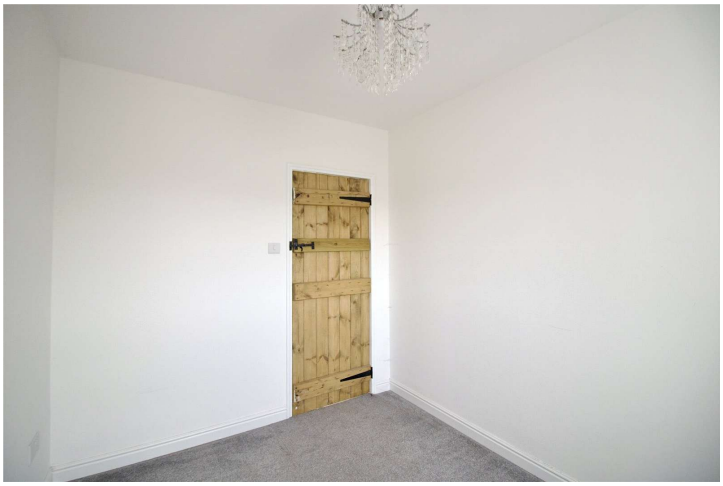
Directions:
Leaving Thirsk via Stockton Road proceed into South Kilvington and follow the road across the mini roundabout proceed down the road where the property is located on the left hand side opposite the church.

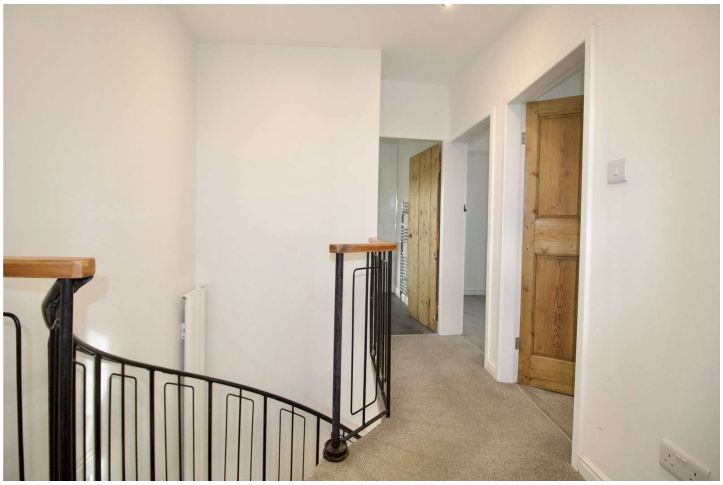


Living Room / Kitchen:
5.41 x 5.33
With two front facing UPVC double glazed window, rear facing UPVC French doors, a side facing UPVC double glazed window, laminate flooring, spotlights, stainless steel sink + drainer, wall, floor & drawer units, spiral staircase to first floor and two radiators.

For additional information and full photo gallery please visit **www.jameswinn.co.uk**









Utility Room:
With a side facing UPVC window, plumbing for a washing machine and a side facing door.

Shower Room:
With a rear facing UPVC window, low level w.c, vanity wink unit and step in shower.

First Floor Landing

Bedroom One:
3.53 x 2.62
With a front facing UPVC window and a radiator.

Bedroom Two:
3.10 x 2.64
With a front facing UPVC window and a radiator.

Bedroom Three:
2.87 x 2.21
With a rear facing window and a radiator.

Bathroom:
With a rear facing window, panelled bath with shower over, low level w.c and a vanity sink unit.

Rear Yard:
Stone patio rear yard

Rear Garden:
Mostly laid lawn and a timber shed.

Material Information:
The following information should be read and considered by any potential tenants prior to making a transactional decision:

SERVICES: We are advised by the landlord that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: TBC

PARKING ARRANGEMENTS: On-street parking

BROADBAND SPEED: he maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here
https://www.broadbandcheck.co.uk/

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the landlord and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential tenant.

Viewings:
Having identified a potentially suitable property, we will arrange a viewing. Our office hours are 09:00 to 17:00 Monday to Friday and 09:00 to 13:00 on a Saturday, subject of course to the Landlords permission. All viewings will be accompanied by a member of staff, who will be able to provide immediate advice and answer any questions you may have.

Offer/Application:
Having decided on a property, you will need to complete an online application form. At this time any details or requirements can be
provisionally agreed, such as occupancy date, duration of the letting, etc.

References:
We will take references on behalf of the Landlord. Normally these will include your employer, any former landlord and a character reference. In addition a credit check will be undertaken. These will be done by an independent body and the outcome will usually be final. As a rough guide we recommend that tenants ensure the rent is less than or equal to 40% of the prospective Tenant's/Guarantor's salary/income with a clean credit history. 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 have a Guarantor agree to underwrite any rent liabilities.

Deposit:
A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.

Rent:
Rents are normally quoted on a calendar month basis. In addition, the Tenant is usually responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs. Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

Disclaimer:
All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 2/ Fixtures and fittings other than those included in the above details are to be agreed separately. 3/ All EPCs are generated by a third party and James Winn Lettings accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Applicants must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property/ The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use/ By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.A holding deposit of one weeks rent is payable upon application and all properties are subject to a bond which equates to one month's rent plus, subject to satisfactory
references and credit checks.

Furnishings - Unfurnished

Viewing - By appointment through James Winn

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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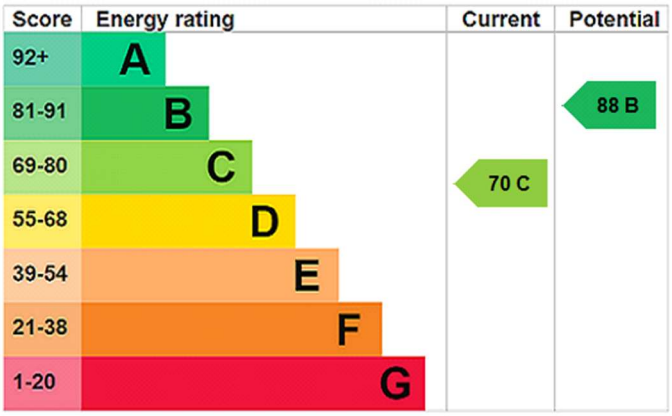

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract