

JOPLINGS

Property Consultants



1 Rymer Way, Thirsk, YO7 1UB

£675 Per Calendar Month

A well laid out and spacious two bedroom property has become available to rent in a popular area of Thirsk, a short walk from the Market Place. The property briefly comprises of: lounge, modern kitchen, two double bedrooms and house bathroom. The property has the added benefit of off street parking and a garden. Available End of July. Viewings are strictly by appointment only.

ENTRANCE HALL

Small entrance lobby with part glazed wooden front door.

LOUNGE

19'07 x 11'11 (5.97m x 3.63m)

Gas fire with wooden fire surround. Large double glazed bay window to the side. Radiator. Coving. Storage cupboard under stairs.

KITCHEN

7'10 x 12'01 (2.39m x 3.68m)

Upvc double glazed window to rear. Upvc part glazed back door. Radiator. Range of base and wall units in pale grey with beech work surfaces and splashbacks. Stainless steel sink and drainer with mixer tap. Lamona integrated electric oven and hob with tiled splashback, Stainless steel extractor hood over hob. Ideal gas boiler.

FIRST FLOOR

LANDING

Loft access. Smoke alarm.

BEDROOM ONE

11'10 x 11'01 (3.61m x 3.38m)

Upvc double glazed window to rear. Radiator. Airing cupboard housing hot water cylinder.

BEDROOM TWO

11'11 x 9'7 (3.63m x 2.92m)

Upvc double glazed window to side. Radiator.

BATHROOM

6'07 x 5'06 (2.01m x 1.68m)

White suite comprising of low level flush WC, basin with pedestal, bath with electric Triton shower over. Shower curtain. Half tiled walls. Upvc double glazed window to front. Radiator.

OUTSIDE

The property benefits from a garden with grassed area and space for a garden shed. There is also allocated parking to the side of the property.

ADDITIONAL INFORMATION

The tenant will be responsible for Council Tax and Utility Bills. Council Tax band A.

APPLICATION PROCESS

Applicants should be aware that in order to satisfy the criteria of our referencing company your gross income should be at least 2.5 times the monthly rent and proof of income must be provided. For a guarantor your gross income should be at least 3 times the monthly rent.

The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform Right to Rent checks on all prospective tenants before allowing them to sign a tenancy agreement. These checks are required regardless of whether the prospective tenant(s) are UK citizens or not.

On completion of an application form, please provide your passport & proof of residency (utility bill preferable). The contact details provided on your application form are then used by our referencing company (Rightmove Landlord & Tenant Services) who will contact you direct by email and text message requesting completion of a more detailed application form either online or over the phone.

The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.

REFERENCING

Once Joplings have received the final report from Rightmove Landlord & Tenant Services regarding your references we will confirm the outcome by phone and email.

The first months rent & deposit are payable by the tenancy commencement date and must be cleared funds. All named tenants (including guarantors) are required to be present for signing the Tenancy Agreement prior to keys being released. We do not have facilities to take debit or credit cards, and personal cheques are not acceptable. Payments can be made by bank transfer and your payment must be received into Joplings account prior to the tenancy commencement date.

VIEWINGS THIRSK

All viewings are strictly by appointment through Joplings Property Consultants, please contact the

Thirsk office at 19 Market Place, Thirsk, North
Yorkshire, YO7 1HD.

OPENING HOURS

Mon - Thurs - 9am - 5.30pm

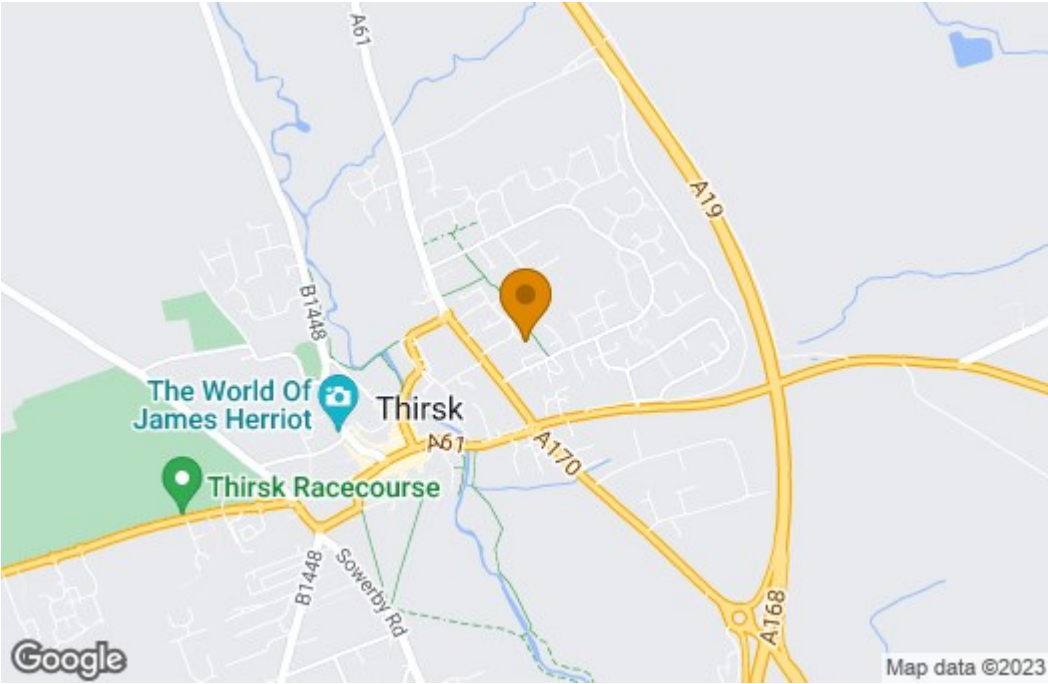
Friday - 9am - 5pm

Saturday - 9am - 1pm

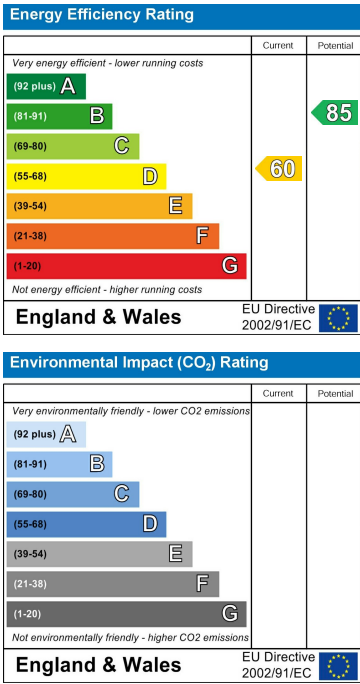
Sunday - Closed

FLOOR PLAN

AREA MAP



ENERGY EFFICIENCY GRAPH



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Joplings Property Consultants

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