



Coopers Cottage Fanny Lane, Thirsk, YO7 4AS
£1,000 Per Calendar Month

JOPLINGS
Property Consultants



Coopers Cottage Fanny Lane, Thirsk, YO7 4AS

£1,000 Per Calendar Month

A newly converted detached two bedroom cottage situated in the sought after village of Knayton just outside Thirsk. The property has been finished to a high standard throughout whilst also retaining the character and features of the original building. The accommodation briefly comprises of dining kitchen, separate living room, two double bedrooms and house bathroom. Externally there is a large garden and ample off street parking. Viewing is highly recommended and strictly by appointment only.

- Newly Converted Detached Cottage
- Two Double Bedrooms
- Finished to a High Standard Throughout
- Character Property
- Off Street Parking
- Large Garden
- Village Location
- EPC Rating C
- Council Tax Band - TBC
- Available Now

DIRECTIONS

From the Thirsk branch take the one way system out of town, following signpost A19 North (Teeside). Merge onto the A19 for approximately 1½ miles taking the Knayton turn off. At the cross roads turn right and after approx 600 yards take the second right. Continue down the lane and the property is located on the right hand side. See agents board.



PROPERTY

DIRECTIONS

From the Thirsk branch take the one way system out of town, following signpost A19 North (Teaside). Merge onto the A19 for approximately 1½ miles taking the Knayton turn off. At the cross roads turn right and after approx 600 yards take the second right. Continue down the lane and the property is located on the right hand side. See agents board.

DINING KITCHEN

13'82 x 13'92

Range of base and wall cabinets in grey with co-ordinating wood effect work surfaces. Stainless steel single bowl sink and drainer with chrome mixer tap. Space for freestanding cooker. Stainless steel extractor hood. Glass splashback. Space for washing machine. Space for fridge freezer. Radiator. Double glazed window to rear and side. Fully glazed door to front. Recessed spotlights. Understair cupboard housing mains fuse board and electric meter. Staircase leading to first floor.

LIVING ROOM

14'9" x 12'5"

Fully glazed entrance door with full height windows either side. Radiator. TV point. BT point.

FIRST FLOOR

LANDING

Radiator. Velux rooflight.

BEDROOM ONE

14'62 x 13'18

Double glazed window to front. TV point. Radiator.

BEDROOM TWO

14'62 x 8'27

Double glazed window to front. Fully glazed door leading to external steps. Radiator.

BATHROOM

9'36 x 5'42

Three piece white suite comprising of vanity unit handwash basin, low level flush WC with enclosed cistern, bath with thermostatic shower over and glazed shower screen. Chrome towel rail. Wood effect LVT flooring. Shaver socket. Velux rooflight. Recessed spotlights. LED bathroom mirror.

OUTSIDE

A large garden which is laid to lawn and partially fenced. Oil tank & external oil boiler. Off street parking for several vehicles.

ADDITIONAL INFORMATION

The tenant will be responsible for Council Tax and Utility Bills. Council Tax band - rate not yet available.

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

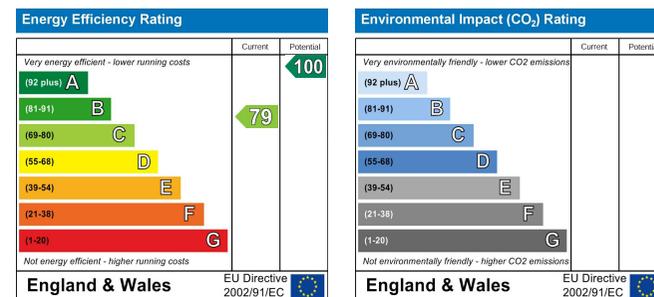
Saturday - 9am - 1pm

Sunday - Closed

AREA MAP



ENERGY PERFORMANCE GRAPH



Joplings Property Consultants

10 North St, Ripon, HG4 1JY

01765 694800

ripon@joplings.com

19 Market Place, Thirsk YO7 1HD

01845 522680

thirsk@joplings.com

www.JOPLINGS.com

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.