



18 Topcliffe Road, Thirsk YO7 1RD
£845 Per Month

 3  1  1  C

JOPLINGS
Property Consultants



18 TOPCLIFFE ROAD

THIRSK, YO7 1RD

An exciting opportunity to rent this fully refurbished end terraced Victorian property located only a short walk from Thirsk town centre and all local shops. The high standard of accommodation comprises: Entrance Hallway, Cloakroom, Lounge, Dining Kitchen, Master Bedroom, Two Further Bedrooms and Family Bathroom. Outside there is a private rear Courtyard. Viewing is highly recommended to appreciate the size and quality of the property.

ENTRANCE HALLWAY

Composite UPVC door to the Front. Radiator.

W.C

Wash hand basin with grey vanity unit and chrome waterfall tap. W.C. Recessed lighting. Ladder style towel rail.

LOUNGE

Bay window to Front. TV point. Radiator.
Stairs leading to the First Floor and the Lower Ground Floor.

13'2 x 10'8 (to widest point) (4.01m x 3.25m (to widest point))

DINING KITCHEN

UPVC window to the Side and a UPVC door leading out to the Rear. A range of base and wall units in light grey with coordinating marble effect square edge work surfaces and upstands. White composite sink and drainer. Electric fan oven. Electric ceramic hob with telescopic extractor over. Integrated dishwasher and integrated washer/ dryer. Space for fridge freezer. Gas combi boiler. Recessed lighting. Radiator.

11'7 x 15'5 (to widest point) (3.53m x 4.70m (to widest point))

FIRST FLOOR LANDING

Radiator.
Access to fully boarded loft area and television aerial.

MASTER BEDROOM

UPVC window to Rear. TV point. Radiator.

11'8 x 10'6 (to widest point) (3.56m x 3.20m (to widest point))

£845 Per Month



BEDROOM TWO

UPVC window to Front. TV point. Radiator.

13 x 9'6 (to widest point) (3.96m x 2.90m (to widest point))

BATHROOM

UPVC window to Front. Suite comprising: Fully enclosed shower cubicle with bi-folding shower door, panel bath with chrome taps, hand wash basin with matt blue vanity unit and chrome tap and WC. Illuminated LED mirror with demister and shaver socket. Extractor fan. Recessed lighting. Ladder style towel rail.

BEDROOM THREE

Located to the Lower Ground Floor is Bedroom Three with UPVC window to the Side. This room would also make a great Second Sitting Room or Home Office Space. TV point. Recessed Lighting. Radiator.

10'7 x 16'2 (to widest point) (3.23m x 4.93m (to widest point))

OUTSIDE

Rear private Courtyard. Access gate.

SERVICES

Mains Water
Electricity
Drainage
Gas central heating

ADDITIONAL INFORMATION

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





DIRECTIONS

Exit the market place via Westgate and at the mini roundabout go straight over onto Topcliffe Road. The property is located approx 300 yards down on the right hand side - as indicated by the agent's board.

A BIT ABOUT THIRSK

Thirsk is a picturesque Market Town which lies in the Vale of Mowbray and is known for its links with James Herriot and is close to Sutton Bank and the Kilburn White Horse.

Thirsk Market Place is at the centre of the town with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into Thirsk School and Sixth Form College receiving a rating of Good in their latest Ofsted reports.

For those who commute ...

Thirsk has good links for the A1 and A19. For the train, Thirsk benefits from their station in Carlton Minniot, just a couple of minutes from the town with both a local train and a train to London's Kings Cross. For travelling further afield, Leeds Bradford Airport is approximately 51 minutes travelling distance, Teesside International Airport, 32 minutes and Newcastle Airport, 1 hour and 25 minutes.

APPLICATION PROCESS

Applicants should be aware that in order to satisfy the criteria of our reference agency your gross income should be 2.5 times the monthly rent and you must be in permanent employment or retired with proof of funds/income. In addition you must have been resident in the UK for a minimum of 6 months.

The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform basic 'immigration status 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, and usually require nothing more than a simple passport check if you're a UK or European citizen, or a simple visa/permit check otherwise.

On completion of an application form, please provide your passport or visa/permit & 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 therefore, all payments must be made either in cash, by bank transfer or bankers draft made payable to Joplings. NB: if paying by bank transfer your payment must be received into Joplings account prior to the tenancy commencement date.

OPENING HOURS

Thirsk:

Mon - Thur - 9am - 5.30pm

Friday- 9am-5pm

Saturday - 9am - 1pm

Sunday - Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

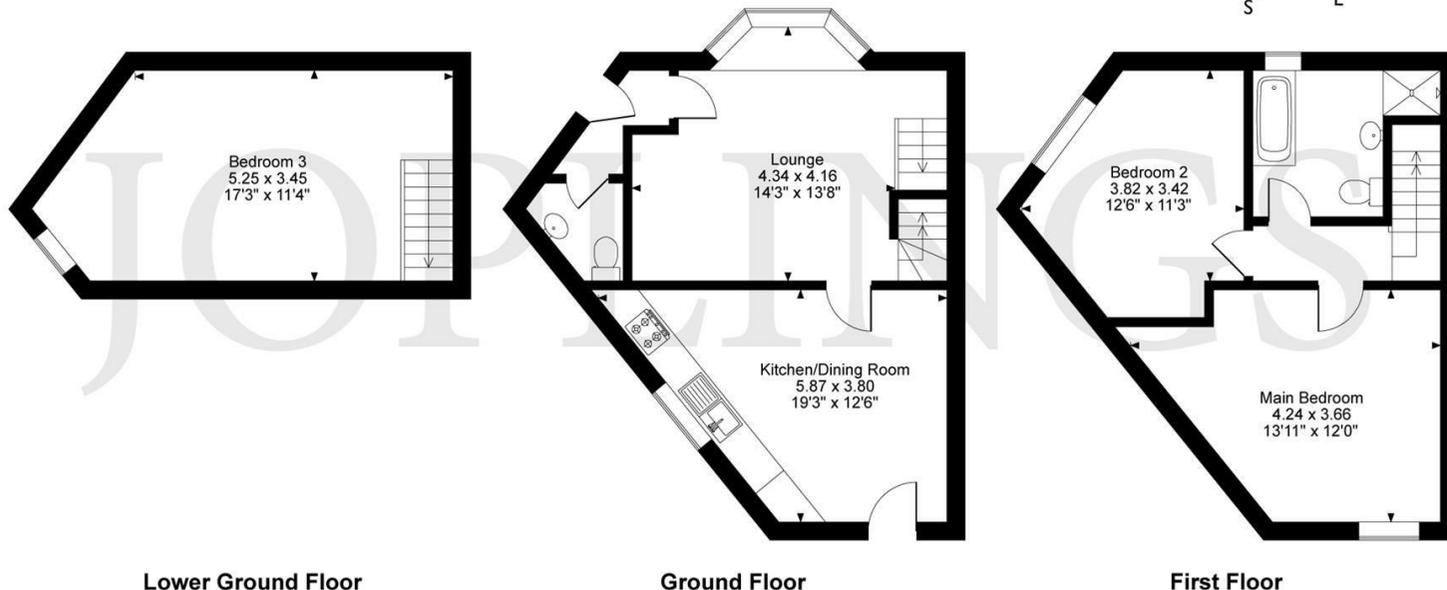
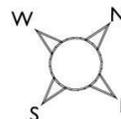




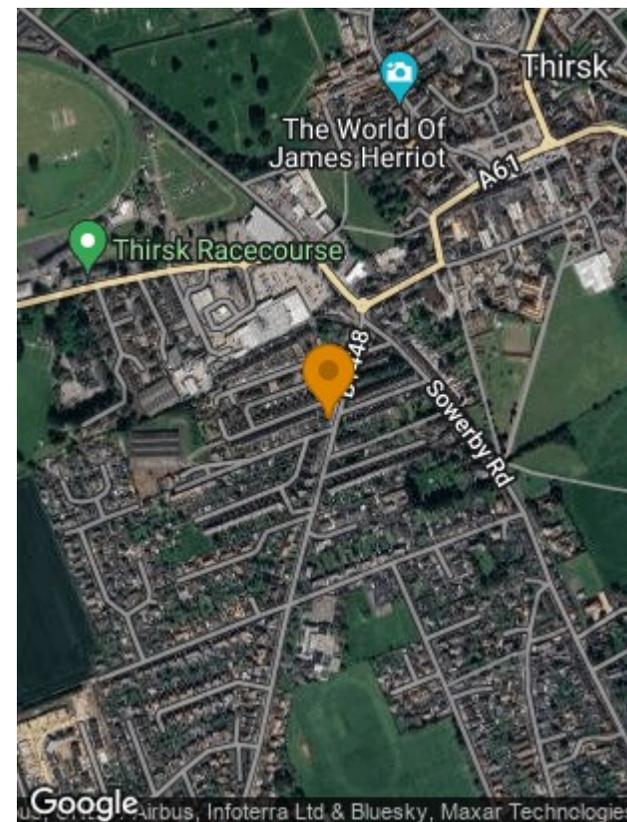
18

FLOOR PLANS

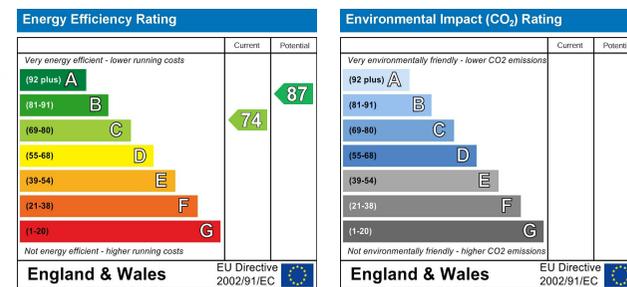
Topcliffe Road, Thirsk
Approximate Gross Internal Area = 101 Sq M/1081 Sq Ft



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Lettings Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

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.