

15 Hawthorne Drive, Alanbrooke Barracks, Thirsk, YO7

£725 Per Calendar Month

TO LET

JOPLINGS
Property Consultants

***** OPEN HOUSE ON SATURDAY 27TH APRIL BETWEEN 10:45-11:45, VIEWING IS STRICTLY BY APPOINTMENT, PLEASE CALL TO REGISTER YOUR INTEREST***** Recently renovated to a high standard is this two bedroom end terrace property situated just outside the village of Topcliffe and 5 miles from the market town of Thirsk. Living accommodation comprises of: small entrance hall, lounge, dining kitchen, two double bedrooms and house bathroom. Externally there is an enclosed rear garden and two allocated parking spaces. Pets are negotiable and are subject to an extra monthly pet rent of £25.00 for one pet and £35.00 for two. Viewing is highly recommended.

THE PROPERTY

ENTRANCE HALL
Double glazed upvc front door. Radiator. Smoke detector. Stairs to first floor.

LOUNGE
11'7 x 13'2
Upvc double glazed window to the rear. Radiator. Built in storage cupboard. BT point. TV point.

DINING KITCHEN
16'3 x 9'11
Upvc double glazed window to the front. Range of wood effect base and wall cabinets with co-ordinating work surfaces. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and dishwasher/tumble dryer. Space for fridge freezer. Freestanding double electric oven & hob. Tiled splashbacks. Understairs storage cupboard. Gas boiler. Radiator. Heat alarm & CO2 detector. Upvc double glazed door to rear garden.

LANDING
Smoke detector. Loft access.

BEDROOM ONE
13'4 x 11'7
Upvc double glazed window to the rear. Radiator. Storage cupboard. TV point.

BEDROOM TWO
8'7 x 9'1
Upvc double glazed window to the front. Storage cupboard with hanging space. Airing cupboard housing hot water cylinder with shelves. Radiator.

BATHROOM
Upvc double glazed window to the front. White suite comprising of low level flush WC, hand wash basin with pedestal and bath with electric shower over and curtain rail. Chrome ladder towel rail. Extractor fan. Wall mounted mirror. Part tiled.

EXTERNALLY
There is are two allocated parking spaces and grass frontage surrounding the property. At the rear there is an enclosed garden with concrete path and patio. Gated access and fencing on three sides. Concrete base for garden shed.

ADDITIONAL INFORMATION
The tenant will be responsible for Council Tax and Utility Bills. Council Tax band B.

- * There is a sewerage charge payable by the tenant of £20.46 a month in addition to the rent *
- * A holding deposit equivalent to one weeks rent applies to this property and will be requested by the Property Management company*

Pets are negotiable and are subject to an extra monthly pet rent of £25.00 for one pet and £35.00 for two.

Parking - there are two allocated parking spaces

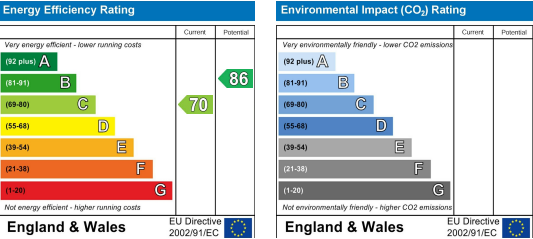
Services - Mains water supply and sewerage (serviced sewerage connected to mains - see extra charge above)

Utilities - Mains electricity and gas central heating

Broadband and mobile phone - See Ofcom checker and Openreach website for more details.

VIEWINGS
All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire, YO7 1HD. Telephone: .

OPENING HOURS
Mon - Thur - 9am - 5.30pm
Friday- 9am-5pm
Saturday - 9am - 1pm
Sunday - Closed



DIRECTIONS

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.