



, South Kilvington, Thirsk YO7 2NP
£2,000 Per Calendar Month

 6  null  null  E

JOPLINGS
Property Consultants



SOUTH KILVINGTON, THIRSK, YO7 2NP

A spacious six bedroomed farmhouse set on private grounds with views of surrounding countryside. The property would be an ideal family home with ample living space throughout and briefly comprises; two reception rooms, kitchen/diner, two offices, six bedrooms, two en-suite bathrooms and a family bathroom.

Directions

From the Thirsk branch take the road signposted A19 North. When approaching the mini roundabout stay in the left lane, taking the left turn. Travel through the village of South Kilvington until meeting the roundabout. Take the second turning on the roundabout before the merge lane take a left turn onto the private road. The property is located over the dual carriageway bridge and through the farm entrance gates.

Entrance Hall

Double wooden, arched entrance doors to the rear. Slate flooring. Full height storage cupboards. Wooden window to the rear. Wooden sash window to the rear. Door bell chime box. Under stairs storage cupboard. Stairs to first floor. Heating thermostat. Smoke alarm.

Cloak/Shower Room

White suite comprising of hand wash basin, WC and single shower cubicle with thermostat shower. Wooden sash window to the front. Shaver point. Extractor fan. Tiled flooring.

Office one

Wooden sash window to the rear. BT point. TV point. Thermostat controls. Built in shelving.

Office two

Wooden sash window to side and rear. Built in shelving area.

Dining Room

Feature chimney breast wall with brick surround and slate hearth. Window sash window to the front. Wooden double glazed door leading to surrounding garden. Thermostat controls.

Lounge

Open fire with brick surround, slate hearth and wooden mantle. Wooden bay, sash windows to the front overlooking garden. Thermostat controls. TV point. BT point.

8'08" x 5'02" (2.64 x 1.57)

8'11" x 8'08" (2.72 x 2.64)

10'08" x 9'02" (3.25 x 2.79)

17'01" x 13'10" (5.21 x 4.22)

17'01" x 16'05" (5.21 x 5.00)

£2,000 Per Calendar Month



Kitchen/Dining Area

Range of base and wall units in country cream with soft closing doors throughout, Three part Aga with five ring hob area. Wooden work surfaces with 1½ bowl stainless steel sink and drainer. Electric oven with ceramic hob. Wooden sash window to the front and side. Wooden entrance door to the front. Extractor fan. Under stairs cupboard.

Utility Room

Range of base and wall units in wood effect, with coordinating work surfaces. Plumbing for the washing machine and space for the tumble drier. Storage space. Two sash windows to the front. Watchman. Wooden entrance door to the rear. Boiler.

Pantry

Storage shelving throughout.

First Floor

Landing

Feature arched window to the front. Stairs from ground floor. Second staircase leading to kitchen area. Smoke alarm. Radiator.

Bedroom one

Wooden sash window to the front and side overlooking open countryside. Radiator. TV point.

Walk-in wardrobe

Hanging space and shelving throughout. Wooden window to the front. Radiator.

En suite

Four piece suite comprising of corner shower cubicle with thermostat shower, hand wash basin, WC and double sink units set within vanity units. Towel rail heater. Extractor fan. Part tiled walls. Radiator. Two sash windows to the side and rear.

Bedroom two

Built in storage space. Wooden sash window to the front. Radiator. BT point.

Bedroom three

Wooden sash window to the front and side. BT point. Radiator. Built in storage.

Bedroom three en suite

White suite comprising of WC, hand wash basin and panelled bath. Extractor fan. Shaver point. Radiator.

Bedroom four

Steps to bedroom. Window to the rear. Wooden sash window to the side. Radiator.

Bedroom five

Steps to bedroom. Large area of built in storage . Roof window. Radiator.

Bedroom six

Steps to bedroom. Wooden window to the rear . Roof window. Radiator.

23'07" x 17'03" (7.19 x 5.26)

12'04" x 8'09" (3.76 x 2.67)

8'06" x 6'03" (2.59 x 1.91)

17'02" x 13'10" (5.23 x 4.22)

8'10" x 8'10" (2.69 x 2.69)

10'06" x 8'10" (3.20 x 2.69)

14'09" x 13'09" (4.50 x 4.19)

14'04" x 12'04" (4.37 x 3.76)

6'03" x 6'02" (1.91 x 1.88)

13'11" x 8'08" (4.24 x 2.64)

11'03" x 8'08" (3.43 x 2.64)

9'05" x 8'11" (2.87 x 2.72)

DIRECTIONS

Bathroom 10'05" x 6'01" (3.18 x 1.85)

White suite comprising of hand wash basin, WC and bath with thermostat shower over. Wooden sash window to the front. Part tiled walls. Radiator. Extractor fan. Shaver point. Radiator.

Outbuilding one 15'06" x 8'05" (4.72 x 2.57)

Outbuilding two 16'07" x 18'05" (5.05 x 5.61)

Garden

Gravelled driveway leading to the rear of the property. Brick wall surrounding the boundaries of the property. Lawn area to three sides. Hedge to the rear. Outside light.

Additional Information

The tenant will be responsible for Council Tax and Utility Bills. Council Tax Band F.

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.

Viewings

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire. YO7 1HD. Telephone: 01845 522680

Opening Hours

Monday -Friday 9.00 a.m - 5.30 p.m

Saturday 9.00 a.m - 1.00 p.m

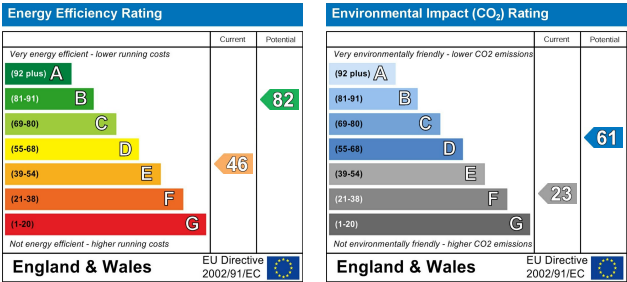
Sunday Closed

FLOOR PLANS

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.