



12 Hawthorn Drive, Thirsk, YO7 3EP

£750

TO LET

JOPLINGS
Property Consultants

Recently renovated to a high standard is this two bedroom mid 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 one allocated parking space. 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. EPC - C

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 base and wall cabinets in white gloss with co-ordinating laminate 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.

EXTERNAL
There is an allocated parking space with 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 an additional sewerage charge payable by the tenant of £20.46 per month.

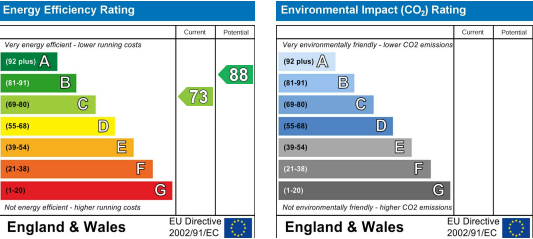
Pets are negotiable and are subject to an extra monthly pet rent of £25.00 for one pet and £35.00 for two.

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 or a driving licence (this must be alongside a birth certificate) & proof of residency (utility bill preferable). 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 Touchstone have received the final report from their referencing company regarding your references they 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.

VIEWINGS
All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire, HG4 1JY. Telephone: 01765 694802.

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



DIRECTIONS

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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.