



5 Hawthorne Drive, Thirsk, YO7 3EP

£775 Per Calendar Month

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.

## 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.

### EXTERNALLY

There is an allocated parking space 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 is one allocated parking space

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 Joplins Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire, YO7 1HD. Telephone: .

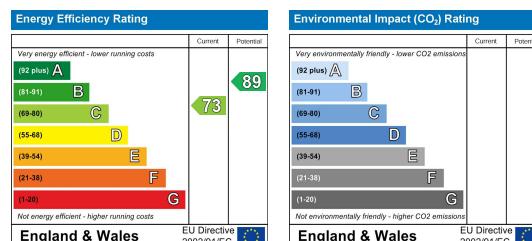
### OPENING HOURS

Mon - Thur - 9am - 5.30pm

Friday- 9am-5pm

Saturday - 9am - 1pm

Sunday - Closed



## DIRECTIONS

## Joplins Property Consultants

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