



10 Tulip Tree Close, Thirsk, YO7 3FX
£1,100 Per Calendar Month

JOPLINGS
Property Consultants



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A newly built three bedroom semi-detached property offering contemporary family living and located on a popular development in Sowerby, Thirsk. The property offers a spacious layout over two floors comprising of dining kitchen, living room, WC, three bedrooms, family bathroom and master en-suite. Externally is an enclosed rear garden and driveway parking to the front. Contact the Thirsk office to secure your viewing appointment.

- Newly Built Semi Detached Property
- Three Bedrooms
- Master with En-suite
- Dining Kitchen
- Spacious Living Room
- Enclosed Rear Garden and Allocated Parking
- EPC - B
- Council Tax Band - C
- Available Now

DIRECTIONS



PROPERTY

Entrance Hall
Part glazed composite front door. Radiator. Staircase to first floor. Heating control panel.

Living Room
16'38 x 10'35
UPVC window to rear. UPVC double patio doors to rear. BT Point, TV Point. Radiator. Under stairs cupboard housing consumer unit.

Groundfloor WC
UPVC window to front. Low level flush WC, hand wash basin, radiator.

Dining Kitchen
15'55 x 9'11
Range of base and wall units in duck egg blue. Integrated Indesit electric oven and stainless steel 4 ring gas hob with extractor over. Space for fridge freezer, plumbing and space for dishwasher and washing machine. Radiator. UPVC window to front. Stainless steel sink and drainer. Ideal gas combi boiler housed in kitchen unit.

First Floor

Landing
Radiator, Loft access. UPVC window to side

Master Bedroom
8'79 ext to 14'49 x 9'08
UPVC window to rear. Radiator, TV point.

Master En-Suite
Hand wash basin, low level flush WC. Fully tiled shower cubicle with thermostatic shower and glazed sliding door. Extractor fan.

Bedroom Two
9'06 x 9'45 ext to 11'55
UPVC window to front. Radiator.

Bedroom Three
7'03 x 8'79 ext to 10'39
UPVC window to rear. Radiator.

Family Bathroom
UPVC window to front. Low level flush WC, hand wash basin, bath with shower over, folding glazed screen and waterproof cladding. Radiator. Extractor fan.

Externally
The property benefits from parking for two cars to the front of the property and an enclosed rear garden with patio area and garden shed.

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

APPLICATION PROCESS
Applicants should be aware that in order to satisfy the criteria of our referencing company your gross income should be at least 2.5 times the monthly rent and proof of income must be provided. For a guarantor your gross income should be at least 3 times the monthly rent.

The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform Right to Rent 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.

On completion of an application form, please provide your passport & 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.

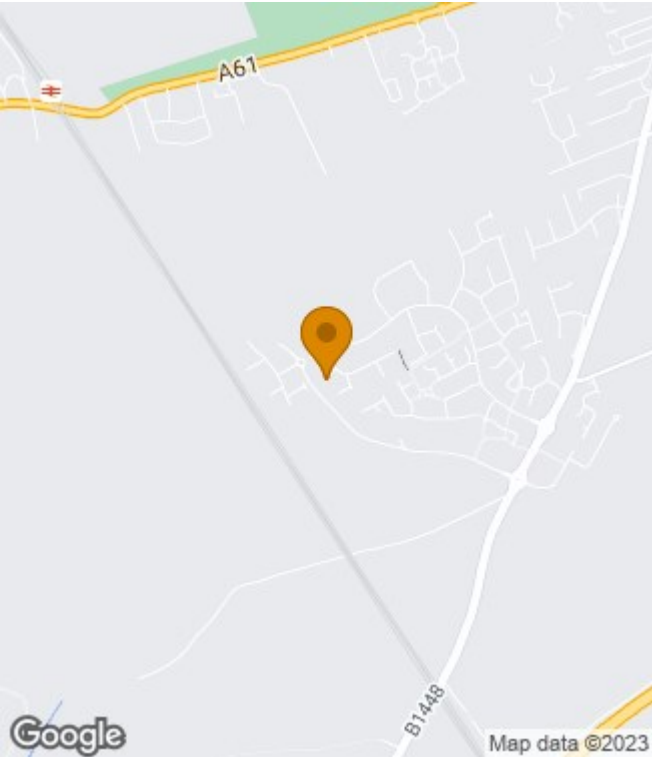
REFERENCING
Once Joplings have received the final report from Rightmove Landlord & Tenant Services regarding your references we will confirm the outcome by phone and email.

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. Payments can be made by bank transfer and your payment must be received into Joplings account prior to the tenancy commencement date.

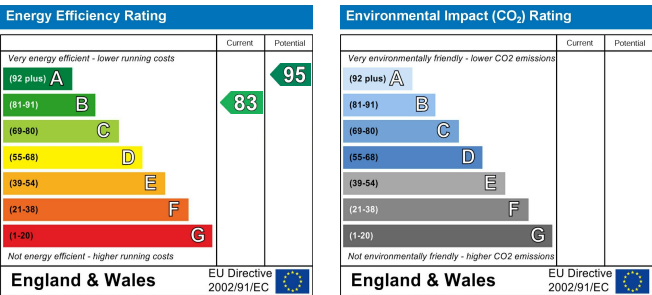
VIEWINGS THIRSK
All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk, North Yorkshire, YO7 1HD.

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

AREA MAP



ENERGY PERFORMANCE GRAPH



Joplings Property Consultants

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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.