



1 North Park Farm, Sowerby, Thirsk, YO7 3BR
£850 Per Calendar Month

JOPLINGS
Property Consultants



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A spacious three bedroom semi detached property in a rural setting just outside the sought after village of Sowerby. This family home offers two large reception rooms, dining kitchen, downstairs cloakroom, three double bedrooms and family bathroom. Externally there is a large garden to the front, ample driveway parking and a garage. Viewing is strictly by appointment. Available Now.

- THREE BEDROOMS
- SEMI DETACHED
- RURAL SETTING
- SPACIOUS THROUGHOUT
- LARGE GARDEN
- EPC RATING E
- COUNCIL TAX BAND C
- AVAILABLE NOW

DIRECTIONS



PROPERTY

ENTRANCE HALLWAY
20'4 x 8'1
Upvc glazed entrance door. Stairs to first floor. Understair storage cupboard. Radiator.

CLOAKROOM
Double glazed window to front. Handwash basin. Low level flush WC. Radiator.

DINING KITCHEN
18'5 x 7'9
Range of base and wall units with co-ordinating work surfaces. Upvc glazed entrance door. Double glazed windows to front and side. Stainless steel sink and drainer with mixer tap. Space for cooker. Space and plumbing for washing machine. Space for under counter fridge and freezer. Tiled splashbacks. Radiator.

DINING ROOM
13'4 x 15'6
Timber floorboards. Double glazed window to rear. Radiator. Oil fired central heating boiler within fireplace. TV point.

LOUNGE
15'9 x 15'2
Double glazed window to rear. Dado rail. Brick built fireplace with stone hearth. Radiator. BT point. TV point. Coving.

FIRST FLOOR

LANDING
Double glazed window to front. Two storage cupboards.

BEDROOM ONE
15'7 x 11'7
Double glazed window to rear. Radiator. BT point. TV point. Storage cupboard with shelves.

BEDROOM TWO
15'9 x 11'7
Double glazed window to rear. Radiator. TV point.

BEDROOM THREE
9'8 x 10'3
Double glazed window to rear. Radiator. Exposed beam.

BATHROOM
10'7 x 8'1
Double glazed window to front. Radiator. Part tiled. Bath with mains shower over and glazed shower screen. Hand wash basin. Low level flush WC.

EXTERNALLY
To the front of the property is ample driveway parking, oil tank, planting borders, space for garden shed and a large area laid to lawn with mature shrubs and trees surrounding.

GARAGE
Single garage with timber sliding door.

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

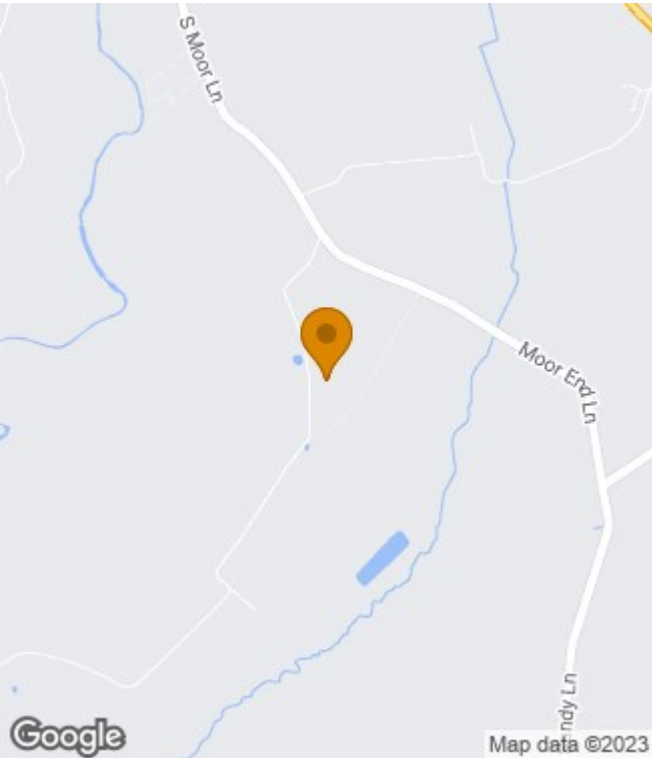
APPLICATION PROCESS
Applicants should be aware that in order to satisfy the criteria of our reference agency your gross income should be 2.5 times the monthly rent and you must be in permanent employment or retired with proof of funds/income. In addition you must have been resident in the UK for a minimum 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.

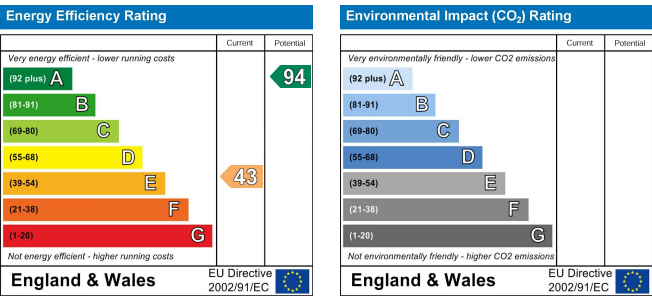
VIEWINGS
All viewings are strictly by appointment through Joplings Estate Agents, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire. YO7 1HD. Telephone: 01845 522680

OPENING HOURS
Thirsk:
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.