



1 Poplar Terrace, Carlton Miniott, Thirsk, YO7 4NG  
£1,100 Per Calendar Month

JOPLINGS  
Property Consultants





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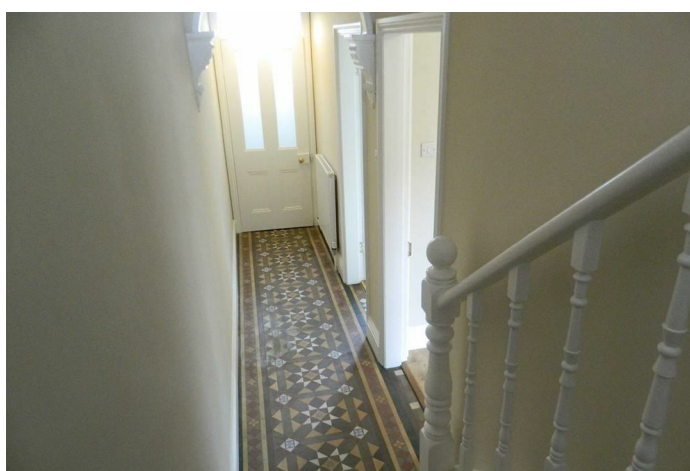
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We are delighted to welcome to the rental market this characterful end-terraced property in the popular village of Carlton Miniott. Carlton Miniott has the benefit of a highly regarded primary school, a post-office and the train station which is within walking distance. Viewing is essential to appreciate what this substantial family home has to offer, strictly by appointment only. Available End of September.



- Three Bedrooms
- Original Period Features
- Village Location
- Gas Central Heating
- EPC Rating D
- Council Tax Band C
- Available End of September
- Viewings to commence from 20th September

## DIRECTIONS



PROPERTY

**DIRECTIONS**  
From Thirsk Market place take the Ripon road past Tesco and over the railway bridge into Carlton Miniott. Continue over the mini roundabout and follow the road for approximately 500yds where the property can be located on the left hand side. See agents board.

**ENTRANCE HALL**  
Solid wood entrance door leading to entrance hallway with original tiled flooring leading to lounge, dining room and stairs. Double panel radiator and smoke alarm.

**LOUNGE**  
12'03" x 12'06"  
Sliding sash bay window to front with a modern feature, open fireplace. Chandelier feature light fitting to ceiling. TV and telephone point. Double panel radiator. Carbon Monoxide detector.

**DINING ROOM**  
13'02" x 12'06"  
Laminate oak effect flooring throughout leading to the open-plan kitchen area. Inset brick feature fire surround with newly fitted dual-fuel burner. Double glazed window to rear. Double panel radiator. TV and telephone point. Carbon Monoxide detector. Understairs cupboard with fitted shelving unit, alarm panel and further storage space.

**KITCHEN**  
19'10" x 9'00"  
Modern fitted Oyster kitchen with a range of wall and base units with sage coloured splash backs, integrated Indesit electric oven and gas hob, plumbing for a washing machine and dishwasher and a stainless steel sink and drainer. Baxi gas boiler housed in kitchen cupboard. Space for fridge-freezer. Two double glazed windows facing side of property, overlooking garden. Rear door leading to patio area and garden. Double panel radiator.

**GROUND FLOOR BATHROOM**  
8'01" x 5'04"  
Modern three-piece suite comprising pedestal hand basin, low level flush WC and thermostatic corner shower. Double panel radiator. Two double glazed frosted window to side.

**STAIRS & LANDING**  
Staircase to the first floor with white handrail and spindles. Double glazed window to side. Double panel radiator. Smoke alarm. Loft hatch (no access for tenants).

**BEDROOM ONE**  
16'02" x 12'03"  
A spacious bedroom with cast iron feature fireplace. Two double glazed windows overlooking the front of the property with fitted roller blinds. TV and telephone point. Two double panel radiators. Alarm panel.

**BEDROOM TWO**  
13'01" x 9'07"  
Double bedroom with cast iron feature fireplace and black gloss hearth. Double glazed window to rear. Double panel radiator. TV and telephone point.

**BEDROOM THREE**  
9'07" x 9'03"  
Double panel radiator. Double glazed window to rear overlooking neighbouring fields. TV and telephone point.

**BATHROOM**  
6'06" x 6'02"  
Fully tiled family bathroom comprising modern pedestal hand basin, low-level flush WC and white bath with electric Triton Cara shower over and glazed shower screen. Double glazed opaque window to side. Heated towel rail.

**OUTSIDE**  
To the front of the property is parking and a gravelled area with paving which would accommodate two cars.

To the rear of the property lays a south-facing stone paved patio area leading to the lawn and bordered by a large hedge and fencing. The rear garden has pedestrian access to the side of the garage or around the rear of the terrace (no vehicular access).

**GARAGE**  
21'03" x 12'10"  
Large garage with lights and power sockets throughout with timber double entrance doors, and pedestrian access to the rear. Double glazed window to rear.

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

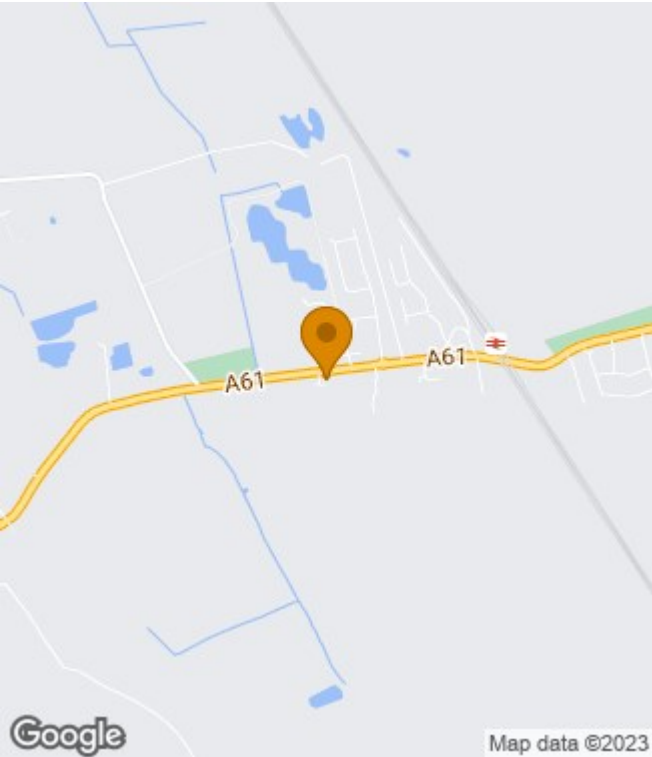
**APPLICATION PROCESS**  
Applicants should be aware that in order to satisfy the criteria of our referencing company your gross income should be at least 2.5 times the monthly rent and proof of income must be provided. For a guarantor your gross income should be at least 3 times the monthly rent.  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

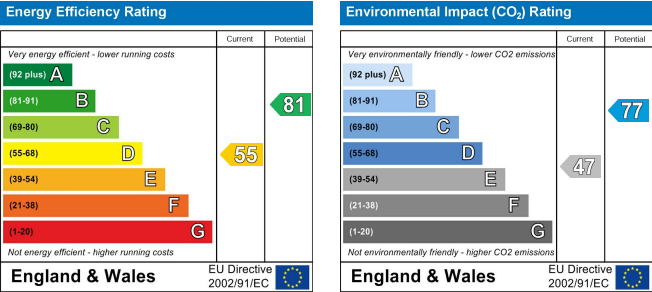
**VIEWINGS THIRSK**  
All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk, North Yorkshire, YO7 1HD.

**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.