

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 – 12 MONTHS INITIALLY

KNOWLE HAVEN
KIRBY KNOWLE, THIRSK YO7 2JO



AN ATTRACTIVE, WELL LAID OUT & SPACIOUS 3-BEDROOMED SEMI DETACHED VILLAGE RESIDENCE IN MUCH SOUGHT AFTER AND HIGHLY DESIRABLE NORTH YORKSHIRE VILLAGE

- Appointed to a Good Standard
- Fitted Kitchen & Bathroom
- Good Sized Lounge & Kitchen Diner
- Range of Outbuildings to Rear
- Available End of July 2011
- Detached Garage

£650.00 Per Calendar Month
OFFERED UNFURNISHED

KNOWLE HAVEN, KIRBY KNOWLE YO7 2JQ

SITUATION

Northallerton 9 miles Thirsk 5 miles
A19 3 miles A1 12 miles
Teesside 20 miles
(All distances are approximate)

The property is situated in the particularly attractive rural village of Kirby Knowle, which is an extremely attractive village superbly located in outstanding North Yorkshire countryside.

The property enjoys a superb rural location but is nevertheless conveniently situated for access to market towns of Northallerton and Thirsk and is within easy reach of the A1 and A19 trunk roads.

The local market towns of Thirsk and Northallerton offer a full a full and comprehensive range of educational, recreational and medical facilities together with good shopping and weekly markets.

For a wider range of shopping and amenities the towns of Darlington, Richmond, York and Teesside are all accessible.

There are main line train stations at Northallerton and Thirsk on the East Coast mainline route linking London to Edinburgh and bringing London within 2 ½ hours commuting distance. Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham South Tees (25 minutes), Newcastle, Leeds/Bradford and Manchester.

DESCRIPTION

The property comprises a stone built with wooden windows end of terraced cottage which enjoys lawned garden to the front with central chippings walkway and attractive shrubbery and hedged boundaries. To the side of the property the lawned gardens continue and open out via chippings area in the rear yard to the main rear garden which is laid to lawn with wrought iron fencing to all sides and runs down to the adjacent farmyard where there is a useful detached Garage which gains access from the farmyard.

Internally the property is nicely laid out and spacious, it enjoys good sized sitting room and kitchen diner, has recently fitted kitchen and bathroom, 3 good sized bedrooms and an attractive rural position.

Early inspection recommended.

ACCOMMODATION

In through front door which is hardwood and top glazed into:

Entrance Vestibule
1.16m x 1.1m (3'10" x 3'4")

With cloaks hanging. Stairs to First floor. Door through into:

Sitting Room
4.24m x 4.19m (13'11" x 13'9")

Feature stone fire surround, topped with hardwood mantle shelf and plinth. Natural stone flagged hearth. Inset open grate. TV point. Telephone point. Coved corniced ceiling. Ceiling light point. Double Radiator. Satellite connection.

Kitchen / Diner
5.10m x 3.68m (16'9" x 12'1")

With recently fitted kitchen comprising good range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Tiled splashbacks. Space and point for electric cooker. Space and plumbing for dishwasher. Space for fridge freezer. Wall mounted Ventaxia extractor fan. Ceiling light point. Double Radiator. Useful linen / cloaks cupboard which is shelved and is full height.

Useful Pantry Recess
2.15m x 0.86m (7'1" x 2'10")

Light and power. Telephone point. Would make an excellent office area. Window to side.

Half glazed door out of Kitchen leads to:

Utility Room
2.79m x 1.52m (9'2" x 5')

Two ceiling light points. Radiator. Space and plumbing for auto wash. Space for additional appliance. Wall mounted shelf. Back door with sealed unit double glazed panels to top. Door from Utility lead to:

WC
0.76m x 1.52m (2'6" x 5')

With duoflush WC. Corner wash basin with tiled splashback. Ceiling light point. Ventaxia extractor fan.

Stairs to First floor with painted balustrade leading up past picture window to:

Landing
3.02m x 0.91m (9'11" x 3' max)

Attic access. Ceiling light point. Radiator. Door to:

Main Bedroom
3.13m x 5.28m (10'3" x 17'4")

With double radiator. Ceiling light point. Telephone point. Ornamental original fire surround with tiled backplate.

Bedroom No:2
2.52m x 3.10m (8'3" x 10'2")

Ceiling light point. Double Radiator. Windows looking out to rear.

Bedroom No.1
3.66m x 2.64m (12' x 8'8")

Double radiator. Ceiling light point. Good views out to rear.

Bathroom
1.70m x 2.15m (5'7" x 7'1")

With suite comprising panelled bath with mixer tap and shower attachment over. Fully tiled around. Duoflush WC. Matching pedestal wash basin with tiled splashback. Shaver light, socket and mirror. Heated towel rail and radiator. Ventaxia extractor fan.

OUTSIDE

Garage
7.32m x 2.72m (24' x 8'11") max

Wooden construction on a concrete base with up and over door to the front. Pedestrian door at the rear that leads out to the rear garden. Light and power. Concrete floor.

RANGE OF OUTBUILDINGS TO REAR

Boiler Room
2.13m x 1.83m (7' x 6')

With a Trianco oil fired central heating boiler coupled up with a Megaflo Heater Saviour pressurised cylinder. Light and power. Extended drying rack.

Covered Store Area
1.65m x 1.69m (5'5" x 5'7")

With eaves storage.

Cold Store
1.80m x 1.22m (5'11" x 4')

Brick built with pantile roof.

Cupboard Store Area
1.65m x 1.69m (5'5" x 5'7")

With eaves storage.

Cold Store
1.80m x 1.22m (5'11" x 4')

Brick built with pantile roof.

GARDENS

lawned garden to the front with central chippings walkway and attractive shrubbery and hedged boundaries. To the side of the property the lawned gardens continue and open out via chippings area in the rear yard to the main rear garden which is laid to lawn with wrought iron fencing to all sides and runs down to the adjacent farmyard where there is a useful detached Garage which gains access from the farmyard.

GENERAL REMARKS & STIPULATIONS

RENT

£650.00 per calendar month.

SERVICES

Mains Water, Electricity and Drainage. The Tenant will be responsible for paying for all services.

COUNCIL TAX

The Tenant will be responsible for paying for the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is C.

PERIOD OF LETTING

6 months initially on an Assured Shorthold Tenancy.

INSURANCE

The Landlord will insure the structure and the contents and the Tenant will insure his/her contents.

PETS

The property is let on the condition that no animals or pets are kept on the property without the prior consent of the Landlord.

REFERENCES

The Letting Agents will require references. Seriously interested parties should contact Northallerton Estate Agency for a form (one form per single person), which is to be completed and returned to them with **£30.00** per form / person.

AGENTS FEES

The Tenant will pay the Agents Fees in respect of preparing the Tenancy Agreement in the sum of **£180.00**.

BOND

The Tenant will be required to pay a Bond of **£800.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.



COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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