



The Limes, Thirsk YO7 1HX  
£462 Per Calendar Month



**JOPLINGS**  
Property Consultants







## THE LIMES

### THIRSK, YO7 1HX

**\*\*OVER 55's ONLY\*\***

This well presented, two bedroom duplex flat has become available within The Limes development on Sowerby Road. Only a short walking distance from Thirsk town centre. The property is laid out over two floors and would suit a single person or couple. Communal garden areas and parking available. Viewing strictly by appointment. Rent to include Gas and Electric.

#### Directions

From the Thirsk Office, exit the Market Place via Westgate. At the mini roundabout, take the first exit and turn immediately left onto Sowerby road. Follow the road approximately 400 meters and The Limes can be located on the right hand side. The flat entrance is the first glazed door on the right hand side of the building.

#### Entrance hall

Glazed entrance door. Stairs leading to first floor. Double glazed window to front. Radiator.

#### Lounge

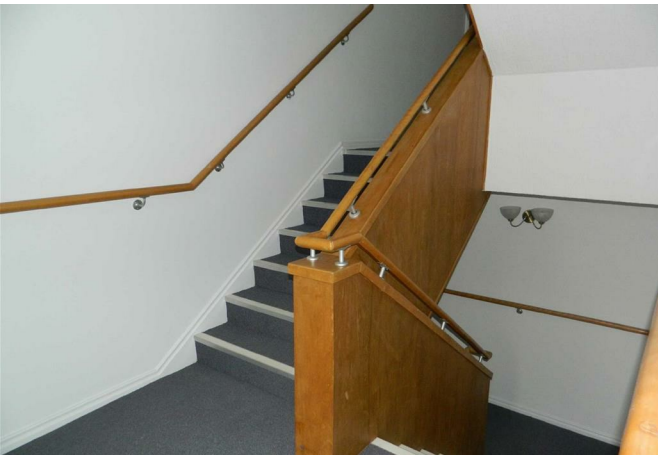
Double glazed window to front. Radiator. TV and BT points. Smoke alarm.

12'03" x 10'00" (3.73 x 3.05)

#### Kitchen

Double glazed window to front. Radiator. Part tiled walls. Range of wall and base units with coordinating worksurfaces. Free standing electric cooker with extractor hood over. Free standing under counter fridge and washing machine. Stainless steel sink and drainer. Smoke alarm.

12'05" x 5'10" (3.78 x 1.78)



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#### SECOND FLOOR

##### Inner Hallway

Radiator. Smoke alarm. Free standing pine wardrobe.

##### Bedroom One

11'06" x 8'04" (3.51 x 2.54)

Double glazed window to front. Radiator. TV point. Pine chest of drawers and 2 x bed side tables.

##### Bedroom Two

7'04" x 7'05" (2.24 x 2.26)

Double glazed window to front. Radiator.

##### Bathroom

6'06" x 7'08" (1.98 x 2.34)

Double glazed window to front. Radiator. White suite comprising of low level flush WC, wash basin with pedestal, and large walk in shower cubicle with Triton electric shower. Extractor fan. Wall mounted mirror and shelving.

##### Outside

Communal gardens and parking.

##### Additional Information

The tenant will be responsible for Council Tax. Council Tax band A. Gas and Electricity is included in the rental amount



## DIRECTIONS

### Application

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.

A basic application form must be completed within 24 hours of an application fee being paid. On completing an application form, please provide identification & proof of residency (driving licence/passport/visa/permit/utility bill).

The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained. Unfortunately Joplings are unable to accept applications from anyone who is unemployed or in receipt of housing benefit.

### Viewings

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

### Opening Hours.

Thirsk:

Mon - Fri - 9am - 5.30pm

Saturday - 9am - 1pm

Sunday - Closed





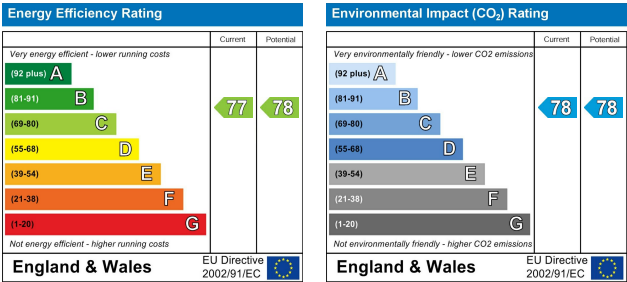
FLOOR PLANS

LOCATION MAP

VIEWING

Please contact our Thirsk Lettings Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE GRAPH



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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.