

**TO LET ON ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY**

**MANOR COTTAGE**  
**KIRBY KNOWLE, THIRSK YO7 2JQ**



**SUBSTANTIAL WELL LAID OUT AND SPACIOUS 4-BEDROOMED COUNTRY COTTAGE IN ATTRACTIVE GROUNDS**

- Convenient for A19, A1 Thirsk & Northallerton
- Internally Appointed to a Good Standard
- Attractive Mature Cottage Gardens
- Superb Rural Position
- Would Suit Mature Couple Keen on Gardening
- Available February 2011

**£750.00 PER CALENDAR MONTH**

# MANOR COTTAGE, KIRKBY KNOWLE, THIRSK

## SITUATION

Northallerton	9 miles	Thirsk	5 miles
A.19	3 miles	A.1	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 A.1 and A.19 trunk roads.

The local market towns of Northallerton and Thirsk offer 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 Teesside (25 minutes), Newcastle, Leeds/Bradford and Manchester.

## DESCRIPTION

The property comprises a particularly attractive stone built with pantile roof substantial 4-bedroomed semi detached country cottage with superb well maintained mature cottage gardens to front and rear.

The accommodation is well laid out and spacious and appointed to a very high standard.

The gardens are well stocked and attractive and have been well maintained by the present Tenants.

The letting of this property is likely to appeal to the more mature client looking for a quiet country location with well laid out and attractive gardens. The property is available for early occupation and it should be stressed that the upkeep of the gardens to their present standard is of particular importance to the Landlords and prospective Tenants should consider this before considering offering for this property.

## ACCOMMODATION

### Entrance Porch

Shelved Shoe Storage area. Stone facia wall with inset stain glass door into:-

### Entrance Hall 2.74m x 2.43m (9' x 8').

Ceiling Light Point. Stairs to First Floor. Night Storage Heater. Understairs Storage Cupboard.

### Inner Hall

Pantry

Shelved. Space for Fridge/Freezers etc.

### Downstairs WC

WC. Wall Mounted Wash Basin. Tiled Splashbacks. Ceiling Light Point.

### Sitting Room 6.03m x 3.84m (19'8" x 12'6").

Feature Fireplace having Cast Surround with Tiled Insets, Basket Grate and Copper Cowl Over. Additional Wooden Surround with Mantle Shelf and Inset Display Shelving. Shelved Original Storage Cupboard to side. Excellent Range of Display Shelving/Library Storage. 4 Wall Light Points. 2 Ceiling Light Points. Night Storage Heater. TV Point. Telephone Point.

Door into:-

### Dining Room 3.74m x 3.71m (12'3" x 12'2").

Oil Fired Aga Range. 2 Ceiling Light Points. Twin Windows looking out onto front garden. Archway through into:-

### Kitchen 3.74m x 2.56m (12'3" x 8'4").

Range of Base and Wall Cupboards. Worksurfaces with Inset Single Drainer Stainless Steel Sink Unit. Space and Plumbing for Auto Wash and Dishwasher. Electric Cooker Point. Tiled Splashbacks. 2 Ceiling Light Points. Picture Window looking out onto rear garden. Door into Entrance Hall.

## FIRST FLOOR

Stairs to First Floor. Pine Balustrade leading up to:-

### Landing

Ceiling Light Point. Radiator. Access to all rooms.

### **Bedroom 1**

**5.21m x 3.71m (17'10" x 12'2").**

Night Storage Heater. Ceiling Light Point.

### **Bedroom 2**

**3.77m x 3.65m (12'4" x 12').**

Excellent Range of open fronted Wardrobe space with Cloaks Hanging Rail and Shelved Storage. Built in area for Dressing Table with Spot Lights over. Ceiling Light Point. Night Storage Heater.

### **Bedroom 3**

**3.65m x 2.62m (12'0" x 8'6").**

Ceiling Light Point. Night Storage Heater. Useful Built In Clothes Storage area with Cloaks Hanging Rail and Shelved Storage. Additional Double Cloaks Rail Storage to the side.

### **Bedroom 4 / Office**

**2.85m x 2.50m (9'4" x 8'2").**

Ceiling Light Point. Telephone Point.

### **Bathroom**

Suite comprising: panelled Bath, pedestal Wash Basin and WC. Tiled splash-backs. Wall Mounted Heated Towel Rail. Shaver Light and Socket. Wall Mounted Shaver Mirror. Ceiling Light Point. Airing Cupboard with Lagged Cylinder and Immersion Heater.

### **OUTSIDE**

Rear concrete patio area leading down to covered bin store, brick-built garden store and coal house. Stone built with pantile roof. Workshops (26'9) with light and power and twin access doors. Front garden with hedge giving privacy to the rear. Lawned garden to the rear with shrub borders. Archway through into extensive and well stocked rear gardens comprising: fruit and vegetable patch, rosaries and ornate cottage gardens with separate access gate.

The front garden has hedges bordering the minor lane and offering privacy to the front garden which is laid to lawn with shrub borders. To the rear the well laid out and extensive cottage gardens are very well stocked and have been well maintained by the present Tenants. The gardens comprise fruit and vegetable areas, flower beds, grassed areas and ornate archways.

### **GENERAL REMARKS AND STIPULATIONS**

#### **RENT**

**£750.00** per calendar month

#### **PERIOD OF LETTING**

12 Months on an Assured Shorthold Tenancy

#### **SERVICES**

The Tenant will be responsible for paying the Water, Electricity, Gas, Telephone etc.

### **REFERENCES**

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

### **AGENT'S FEES**

The Tenant will pay the Agent's Fees in preparing the Tenancy Agreement and Counterpart in the sum of **£176.25**.

### **BOND**

The Tenant will be required to pay a Bond of **£1000**. 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.

### **COUNCIL TAX**

The Council Tax will be payable by the Tenant. We are verbally informed by Hambleton District Council that the Council Tax Band for this property is Band D

### **GARDENS**

It will be a particular condition of the Letting of this property that the present well laid out and well maintained gardens are kept up to the present standard and again prospective Tenants are asked to consider this before letting this property.

The Landlords do not consider that the property would be suitable for young children.

### **VIEWING**

By appointment with Northallerton Estate Agency (01609) 771959.

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#### 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 important 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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