



£1,300 Monthly

Plot 4, Dovecote Mews, Sandhutton, YO7 4RW

Bungalow | 2 Bedrooms | 1 Bathroom

01423 276100

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NEWBY JAMES  
Estate Agents

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# Step Inside

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## Property Description

**\*\* NEW HOME \*\***

A brand new two bedroom bungalow finished to a high standard and forming part of this exclusive gated development of four individual properties situated in the much sought-after village of Sandhutton, Thirsk.

## Main Particulars

A brand new two bedroom bungalow finished to a high standard and forming part of this exclusive gated development of four individual properties situated in the much sought-after village of Sandhutton, Thirsk.

This brand new home reveals spacious accommodation finished to a high standard throughout and comprises; entrance hall, dining kitchen, sitting room with bi-fold doors out to a paved seating area, two double bedrooms and a bathroom.

Outside a rear garden offers a low-maintenance outdoor area. There is a single garage and 2 parking spaces within the courtyard, complete with an EV car charging point, accessed via gates and set back from the village road.

The picturesque village of Sandhutton sits about three miles west of Thirsk, which has an excellent public house serving food, a church and thriving community. The rail station at Thirsk supports Grand Central (London Kings Cross about two hours) and TransPennine (York, Leeds, Manchester airport) trains. Thirsk itself is a busy market town with independent shops, supermarkets, restaurants and cafes. There is also a cinema, swimming pool, gym and arts centre. York (approx. 26 miles), Harrogate (approx. 20 miles) and Leeds/Bradford airport (about 35 miles) are all within easy reach. There are multiple private and state education opportunities nearby including Queen Mary's School, Ampleforth College, Cundall Manor, Aysgarth School, Ripon Grammar and St. Peters School.

### TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. No children, sharers, or pets without landlord's consent.
3. Each applicant is required to complete an application form to apply for a property.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property upon an acceptable application.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the

commencement of the tenancy.

8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.

9. The holding deposit will be used as part of your first month's rent payment if the application comes to fruition.

10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.

11. The move-in date must be no more than 30 days after payment of the holding deposit.

12. Before moving into a property payment of the first month's rent and bond must be made in cleared funds.

13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.

14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.

15. This property will be managed by the Newby James Ltd

Parking options: Driveway, Garage, Residents

Garden details: Enclosed Garden, Front Garden, Rear Garden





### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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