



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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8 Rymer Way, Thirsk, YO7 1UB **£750 Per Month**

Available to rent on 'Rymer Way, Thirsk' is this well presented two bedroom semi-detached property comprising living room, kitchen, conservatory, two bedrooms and bathroom. There is also a front garden and private rear garden. Gas central heating and double glazed throughout. Please no Smoking.

ENTRY VESTIBULE 4'4" x 3'7" (1.331 x 1.097)

The entry vestibule is located to the front of the property. There is a timber glazed door providing access into the property and another timber door providing access to the living room. The entrance hall has a double glazed window and coat hooks.

LIVING ROOM 13'1" x 12'1" (3.995 x 3.704)

The living room is located to the front of the property. There are television and telephone points, a central heating radiator and a double glazed window. The stairs are also located in this room. The kitchen is accessed from the living room.

KITCHEN 13'1" x 8'7" (3.993 x 2.631)

The kitchen comprises a selection of base and wall units, roll top work surface with integrated stainless steel sink with mixer tap, an integrated electric hob and oven with extractor hood and plumbing for a washing machine. There is also a central heating radiator and a window.

LANDING

The first floor landing provides access to the bedrooms and bathroom.

BEDROOM ONE 13'1" x 8'9" (4.002 x 2.674)

This double bedroom is located to the front of the property. There is a double glazed window and a central heating radiator.

BEDROOM TWO 8'7" x 6'8" (2.629 x 2.042)

This single bedroom is located to the rear of the property and also benefits from a storage cupboard. There is a double glazed window and a central heating radiator.

BATHROOM 6'1" x 5'4" (1.875 x 1.648)

The bathroom comprises a bath with shower over and glass shower screen, a pedestal sink and toilet. There is a central heating radiator and an extractor fan.

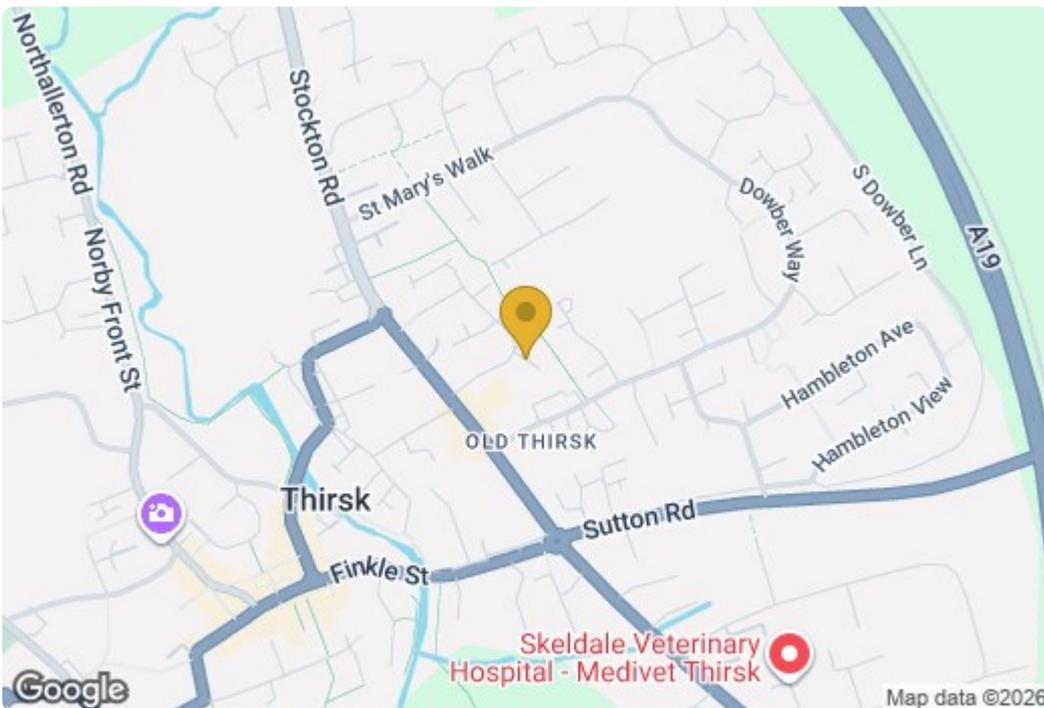
EXTERNAL

To the front of the property the garden is laid to lawn. To the rear

of the property is an enclosed rear garden which is paved. There is also a garden shed and outside tap.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC