



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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**40 Dowber Way, Thirsk, YO7 1EP
£650 Per Month**

Located in a popular residential area of Thirsk, Dowber Way is within walking distance of the Town Centre, local school and is on a regular bus route. This property is an end Terrace house at the entrance of a quiet cul-de-sac. With two Bedrooms, Kitchen and Dining Lounge and a pleasant enclosed garden to the rear.

Please no pets/smoking/DSS.

LOCATION

Located in a popular residential area of Thirsk, Dowber Way is within walking distance of the Town Centre, local school and is on a regular bus route.

ENTRANCE HALL 13'0" x 5'3" (3.96 x 1.61)

Entrance is gained at the side of the house through a part glazed upvc door. There is laminate flooring, a central heating radiator, doors to the Lounge and Kitchen and an external upvc door to the rear garden. The staircase leads to the first floor.

KITCHEN 9'4" x 7'8" (2.85 x 2.34)

The Kitchen is fitted with a tasteful range of base and wall units, there is a stainless steel sink with mixer tap, eye level electric oven and grill, gas hob, plumbing for a washing machine, breakfast bar and tiled splash backs. There is a good sized double glazed window over looking the garden.

DINING LOUNGE 13'6" x 12'6" (4.12 x 3.80)



With a large double glazed bay window to the front of the property, the lounge is a good size allowing room for a dining table. There is a Gas fire with back boiler which is not currently used by the owners. There is laminate flooring and a central heating radiator.

FIRST FLOOR

The staircase leads from the hallway to the first floor landing, there is a small double glazed window at the top of the stairs to the side elevation. There are doors leading to the Bedrooms and the Family Bathroom.

BEDROOM 11'6" x 10'7" (3.50 x 3.22)



The Master Bedroom is located to the rear of the house with a good sized double glazed window overlooking the rear garden. There is laminate flooring a storage cupboard and a central heating radiator.

BEDROOM 10'6" x 7'6" (3.19 x 2.28)



The second bedroom is to the front with a double glazed window, laminate flooring and a central heating radiator.

BATHROOM 7'5" x 5'7" (2.26 x 1.71)



The Bathroom comprises a white suite with w.c, pedestal sink, panelled bath with shower over and glass shower screen. One fully tiled wall, a double glazed window to the front, extractor fan and a radiator.

OUTSIDE

The property has a lawned area to the front and side and an enclosed rear garden which can be accessed through a side gate. There is a handy shed in the rear garden for outside storage.

Parking is roadside at present however planning permission has been granted in the past to drop the kerb and allow for off road parking although this has now lapsed.

GARDEN



The rear garden is enclosed with closeboard fencing panels, the current owners have made good use of this space incorporating a pleasant gravelled seating area, lawn and paved patio. There is a side gate for access and a shed for storage.

Rental Fees

When you agree to rent a property, all persons over the age of 21 will need to complete a tenant reference application form and will be named in the tenancy agreement. Luke Miller & Associates will then take up references on behalf of the landlord, which will include a credit check, current employment details, previous Landlord/Letting Agent, and if self-employed, we will ask for up to date accounts and income details.

The fee for this process is charged at £100.00 plus vat per applicant. On payment of this fee, and only at this stage, will the property be withdrawn from the market to allow a fixed time period for the references to be completed. A fixed period of 5 working days is set for completing the reference process.

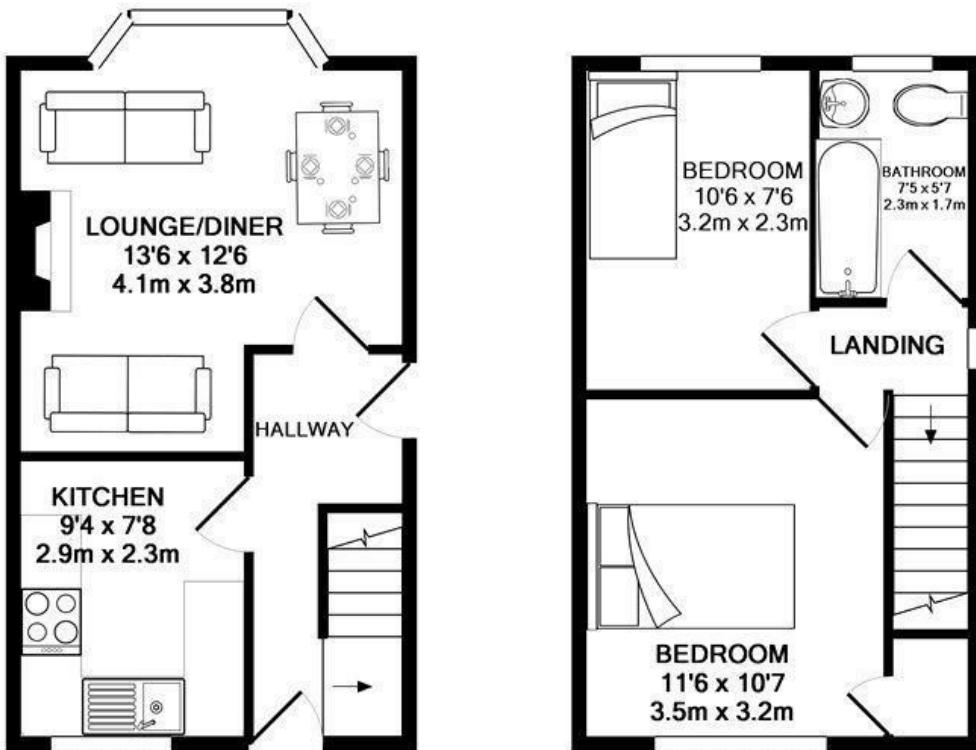
It is important to acknowledge that this payment is non-refundable should your references be unsatisfactory or you withdraw from the proposed letting.

The payment of the application fee does not constitute a tenancy or offer of a tenancy.

Disclaimer

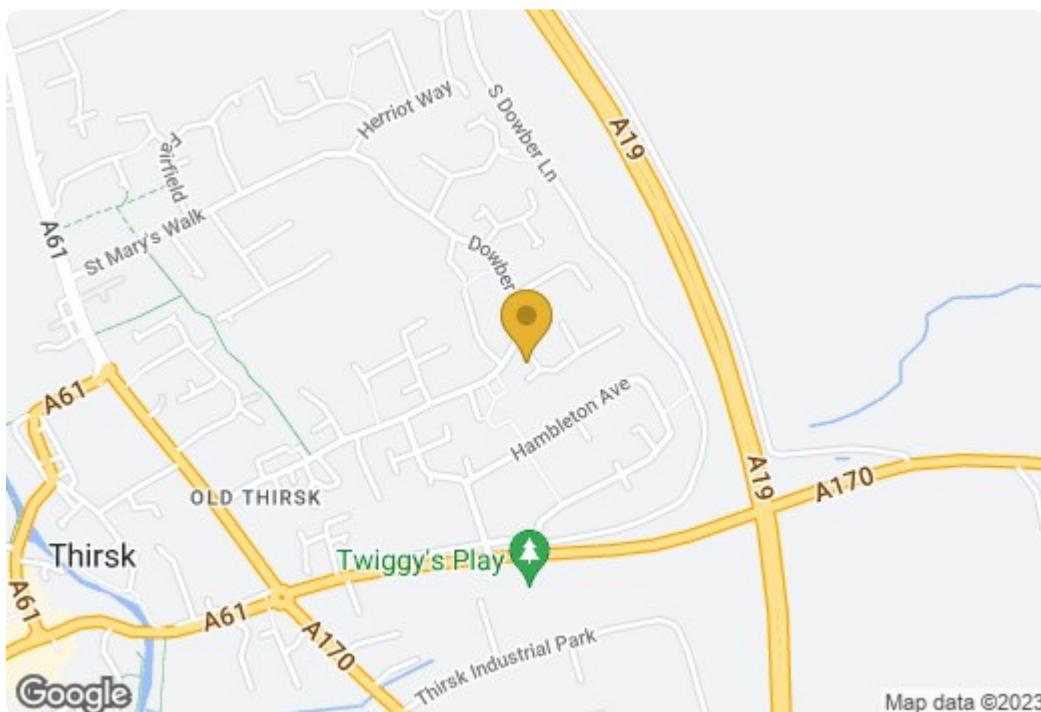
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		59
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/81/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		55
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/81/EC		