



SOUTH VIEW, MAUNBY, THIRSK

PCM £825 PCM



Northallerton
Estate Agency



South View

Thirsk, YO7 4HF

TO LET - A BEAUTIFUL REFURBISHED, WELL LAID OUT AND SPACIOUS 2-BEDROOMED TRADITIONAL TERRACE COTTAGE IN A HIGHLY SOUGHT-AFTER NORTH YORKSHIRE VILLAGE. THIS PROPERTY IS IN A DESIRED LOCATION AND OFFERS PEACEFUL VILLAGE LIFE.

- 2 BEDROOMS
- OIL HEATING
- COUNCIL TAX BAND C
- SOUGHT AFTER LOCATION
- NO VIEWINGS TILL MID JANUARY 2026
- RECENTLY REFURBISHED
- GARDENS TO FRONT & REAR
- VILLAGE LOCATION
- OFF ROAD PARKING
- AVAILABLE AFTER MIN JANUARY 2026

1 South View The property is nicely set back from the minor road that runs into the village. Maunby is a particularly attractively situated and popular rural/residential village which is situated to the south of the popular market town of Northallerton and within easy reach of Thirsk.

The property comprises a nicely laid out and spacious recently refurbished 2-bedroomed substantial end of terrace traditional cottage which is nicely situated within a much sought after and highly desirable village and enjoying the benefit of oil-fired central heating, newly fitted kitchen, ensuite and recently refurbished bathroom, together with floor coverings and decorations throughout.

Externally the property sits on a nicely proportioned plot with mature lawned gardens to front, nicely arranged behind hedged boundary. To the side is off-road parking for two vehicles.

The Property enjoys the benefit of a storage shed and seating area to rear.

Early Inspection is recommended to appreciate the property, its position and presentation.

GENERAL REMARKS & STIPULATIONS

RENT
£850 per calendar month.

PERIOD OF LETTING
6 months initially on an Assured Shorthold Tenancy.

SERVICES
Mains Water, Oil, Electricity and Drainage.

COUNCIL TAX
NYCC Band C

REFERENCES
The Letting Agents require references. Seriously interested parties should contact the Letting

Agents for a form (one form per single person/married couple), which is to be completed and returned to them.

BOND

The Tenant will be required to pay a Bond of £980. 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.

INSURANCE

The Landlord will insure the structure of the property and his/her contents and the Tenant will be responsible for the insurance of his/her contents.

DECORATION

The property is let on the understanding that no re-decoration will take place without the prior consent of the Landlord.

CHIMNEY

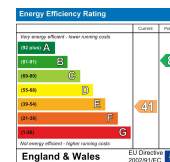
To be swept annually by arrangement of the tenant.

PETS

The property is let on the understanding that no pets or livestock will be kept on the property without the prior consent of the Landlord.



Call us to arrange a viewing on **01609 771959**



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- 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 importance 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.

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