



## 23 PHEASANT DRIVE DISHFORTH, THIRSK, YO7 3GE

**£1,295 PCM**

Take a look at this contemporary styled three bed semi detached home with a fabulous layout, private garden and off street parking. Located in the conveniently positioned village of Dishforth, this great home benefits from gas fired heating, off street parking with an Electric vehicle charge point and is ideal for Boroughbridge, Thirsk as well as the A19 & A1(M) for commuters.

**NORMAN F.BROWN**

Est. 1967

## 23 PHEASANT DRIVE

• No Smoking • Council Tax Band 'D' • EPC Rating B (84) • Holding Deposit: £298 (equiv to 1 weeks rent) transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1475



### The Property

Hidden away in the charming village of Dishforth close to the village primary school, is this contemporary semi-detached house on Pheasant Drive offering a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families, couples or those seeking extra space. The layout is thoughtfully designed, featuring a cosy sitting room, downstairs WC and a stylish dining kitchen equipped with integrated appliances plus Bi Fold doors linking the house to the garden.

The property boasts a bathroom and an ensuite shower room, ensuring ample facilities for both residents and guests. Outside, you will find a private garden, providing a tranquil space for relaxation or outdoor entertaining. The off-street parking accommodates two vehicles to the front, and the added benefit of an electric vehicle charge point caters to the needs of modern living.

Situated in an accessible location, with gas fired heating, this home is well-connected to local amenities in Boroughbridge or Thirsk and great transport links including the A1(M) & A19, making it a practical choice for commuters and families alike. This semi-detached house on Pheasant Drive is not just a property; it is a lifestyle opportunity waiting to be embraced.

### TERM

6 Months Certain (Assured Shorthold Tenancy).

### RENT

£1295 per calendar month in advance, exclusive of rates and all other outgoings.

### HOLDING DEPOSIT

£298 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

### BOND

£1475

### CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

### APPLICATION PROCESS & FEES

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pays a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).



We are a member of the, The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email [admin@tpos.co.uk](mailto:admin@tpos.co.uk), website [www.tpos.co.uk](http://www.tpos.co.uk)

Our clients account details are as follows: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a client's money protection scheme of which we are a member (further details available upon request).

#### RESTRICTIONS

No Smokers.

Please note you must have earnings/income of £38,850 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

#### NOTE

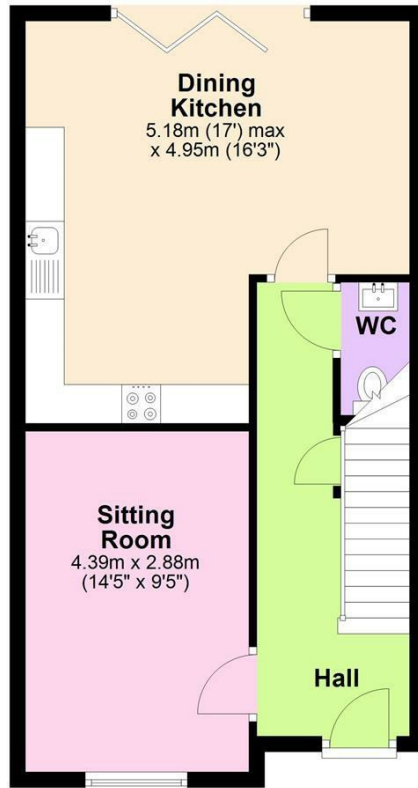
FIRST MONTH'S RENT AND BOND TO BE PAID BY DIRECT TRANSFER INTO OUR CLIENTS ACCOUNT IN ADVANCE OF THE TENANCY START DATE

## 23 PHEASANT DRIVE



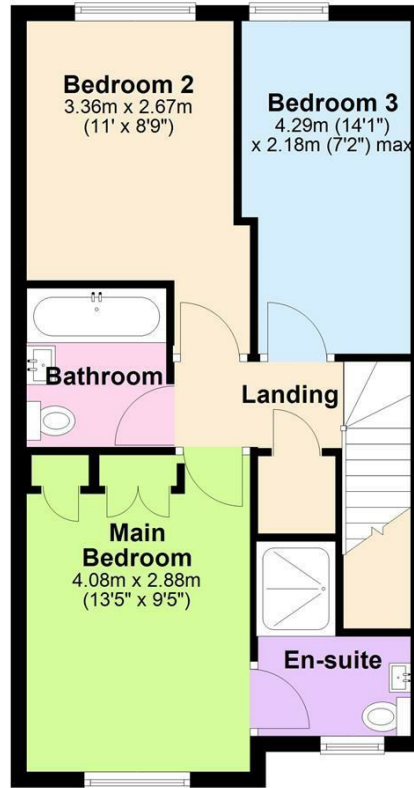
### Ground Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



### First Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



Total area: approx. 93.8 sq. metres (1009.7 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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