



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**1 Mowbray Terrace, Thirsk, YO7 1RG**  
**Price Guide £125,000**

A well-presented top floor (penthouse) apartment, well suited to first time buyers seeking a straightforward purchase, positioned within easy reach of Thirsk town centre. The property has been comprehensively refurbished, including a full re-wire and installation of gas central heating, and is offered in a condition ready for immediate occupation.



## **The Property**

Access is via a communal entrance serving just two apartments, with intercom entry and a well-kept hallway. Stairs lead to the top floor where the apartment opens into a private entrance hall, offering space for coats and shoes along with a useful built-in storage cupboard.

The main living area is open plan, centred around a bay window that brings in good natural light and provides a pleasant outlook. There is sufficient room for both a defined seating area and a dining table, making it a workable everyday space rather than purely occasional use. The kitchen sits neatly to one side and is fitted with a range of modern base and wall units, offering good worktop space and incorporating integrated appliances, keeping the layout clean and functional.

The bedroom is a comfortable double, with space for freestanding furniture without feeling restricted. The bathroom is finished to a contemporary standard, fitted with a white suite including a bath with glazed screen and shower over, complemented by a chrome heated towel rail and the benefit of underfloor heating.

Externally, there is a communal garden to the front of the building, providing some outdoor space for residents. On-street parking is available nearby. The property sits within easy walking distance of Thirsk town centre, giving access to shops, cafés and everyday amenities, as well as the train station. Road links are also convenient, with the A19 and A1 both readily accessible for commuting.

## **Important Information**

The property is lease hold

Council: North Yorkshire

Tax Band A

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8250-7423-6480-8216-1206>

Terms of lease:

The property is held on a long lease with approximately 246 years remaining.

Annual charges are currently set as follows (2025/26):

Ground Rent: £250 per annum

Service Charge: £781.35 per annum

The service charge is payable from April each year and contributes towards the upkeep and maintenance of the building and communal areas.

## **Disclaimer**

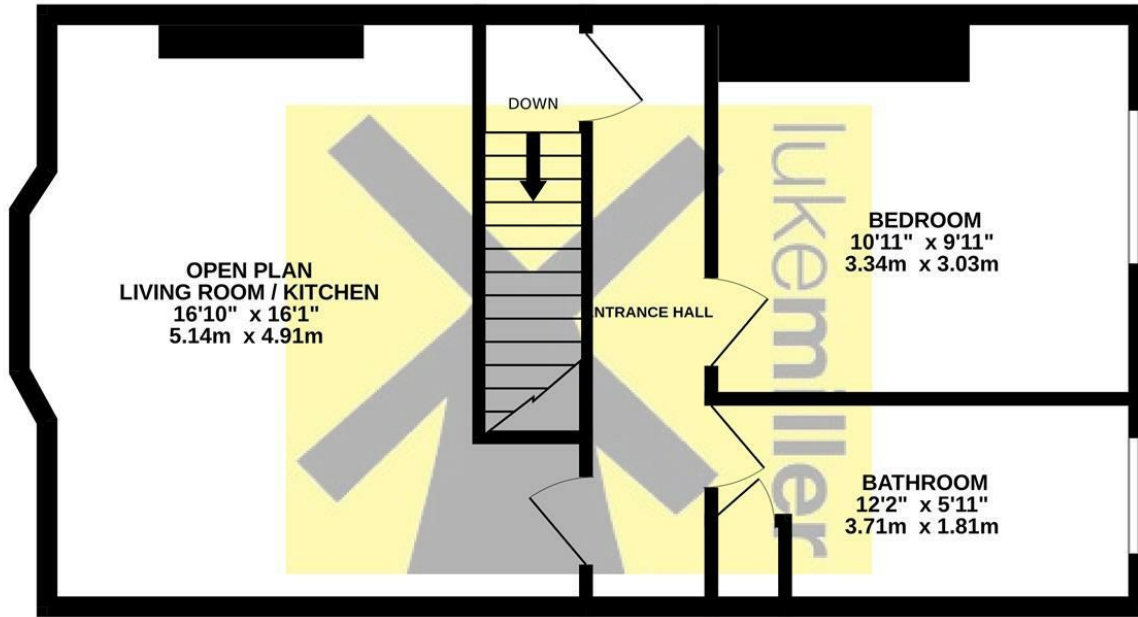
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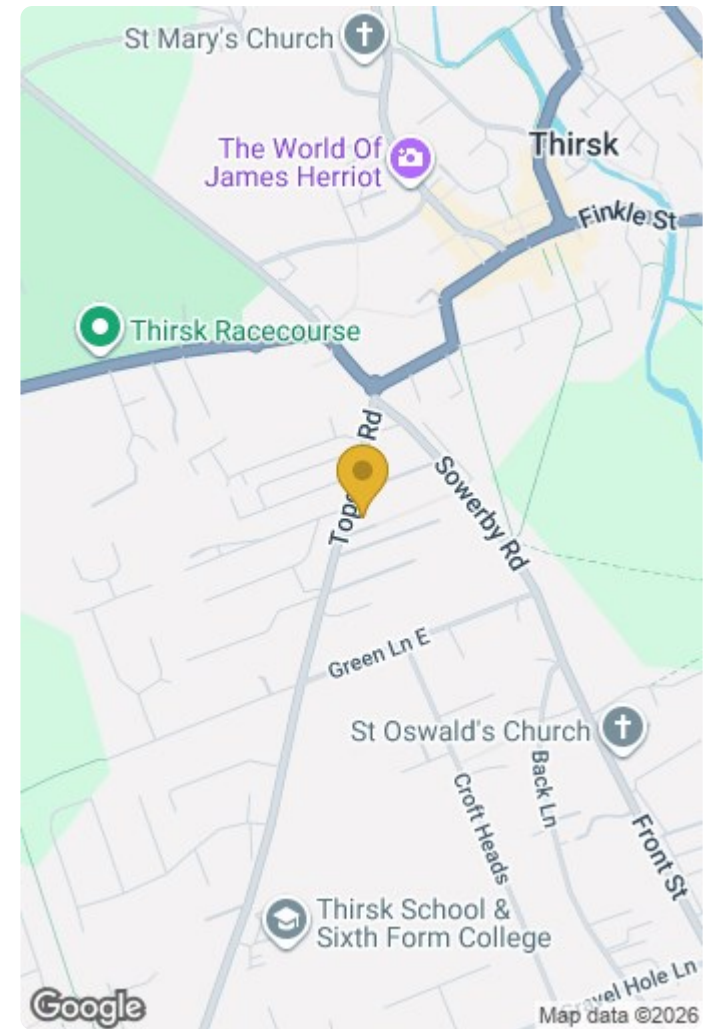


**GROUND FLOOR**  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 517sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(81-91) B			
(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 2002/91/EC		

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

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