



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE

**17 De Mowbray Court  
Back Lane, Thirsk,  
YO7 1ST  
Price Guide Price  
Guide £85,000**



## 17 De Mowbray Court Back Lane, Thirsk, YO7 1ST

This ground floor apartment in De Mowbray Court, Sowerby, is offered with a tenant in place and provides single-level living for residents aged 60 and over. The layout includes a south-facing living room with open kitchen, a double bedroom, and shower room. With reasonable service charges and a central location close to Thirsk, it's a practical option for investors.

### The Property

This ground floor apartment forms part of De Mowbray Court, a small development in Sowerby for residents aged 55 and over. The property is currently let, making it an attractive option for those looking for a ready-made investment as well as buyers seeking a straightforward, single-level home in a convenient location.

Inside, the layout includes a south-facing open-plan living room and kitchen, which makes the main space light and practical. The kitchen has fitted base units, worktop space, and room for appliances. A double bedroom sits off the living area, with access through to a shower room fitted with a step-in cubicle, WC, and wash hand basin. The home is served by gas central heating.

The development is known for its manageable service charges and established community feel. Positioned close to local shops and within easy reach of Thirsk town centre, this property offers both practicality and potential, whether as a personal purchase or as part of an investment portfolio.

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8261-6923-5530-6894-2926>

Council: North Yorkshire

Band: A

### Lease Hold & Service Charges

Date of original Lease: .1.04.2007

The lease was for 999 years

Years Remaining 981 years

Annual Ground Rates: £100.00

Annual Service Charge: £924.00

Please note that the energy bills are communally collected and each property

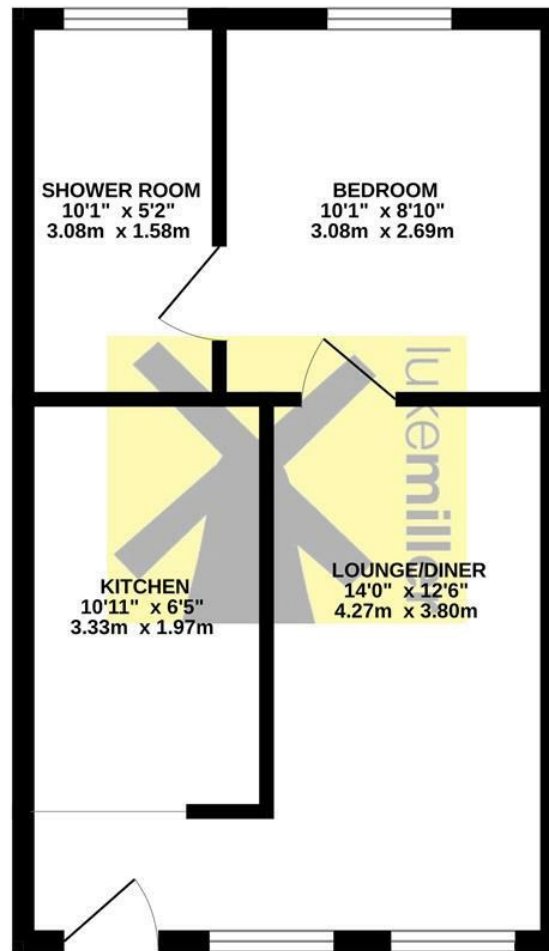
currently pays £148 per month for utilities. The most up to date amounts can be obtained upon request from the office.

### Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 343 sq.ft. (31.9 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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