



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA



**10 The Dialstone, Thirsk, YO7 1GH
Guide Price £133,000**

A superb ground floor apartment that boasts excellent living space and also two double bedrooms is available to purchase and may be ideal for those downsizing, requiring a property with little maintenance or indeed needing to be close to the train station.

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Discription

Currently, the home has a tenant and previous photographs have been used, prior to this tenancy.

This apartment shares a communal entrance and once in the communal hall, there is a further door to this property located on the ground floor.

The reception hall leads to the majority of the accommodation including the open-plan living/sitting/dining room, bedrooms and bathroom. In addition, there is also a useful storage cupboard double-glazed window and also a phone intercom entry system.

The sitting/ dining room is ideal for entertaining with windows to two elevations allowing ample natural light into the room. This large open space also flows to the excellent fitted kitchen which comprises a fitted base and wall units, a host of fitted appliances and also ample worksurface area.

Accessed via the reception hall, the two double bedrooms are generous in size and completing the home is the bathroom which comprises a panel bath, w.c, wash hand basin sink and tiled surround. Also having the advantage of a shaving point and a window for natural light and ventilation.

Externally, the grounds are well kept and there is a large open space to the front elevation with a small park. The property also has allocated parking and a communal bike store- if required.

Please note:

This property is currently tenanted and appointments must be made in advance please.

Council: North Yorkshire

The property is leasehold and the vendor has supplied the following information below.

Tax Band: C

Heating: Electric

EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/8003-0681-0029-4127-9673>

Lease Hold Information

Lease:

Start date of lease 2006

Ground rent is approximately £200 per year

Service charge £105 per month approximately

Trinity Estate manages the complex.

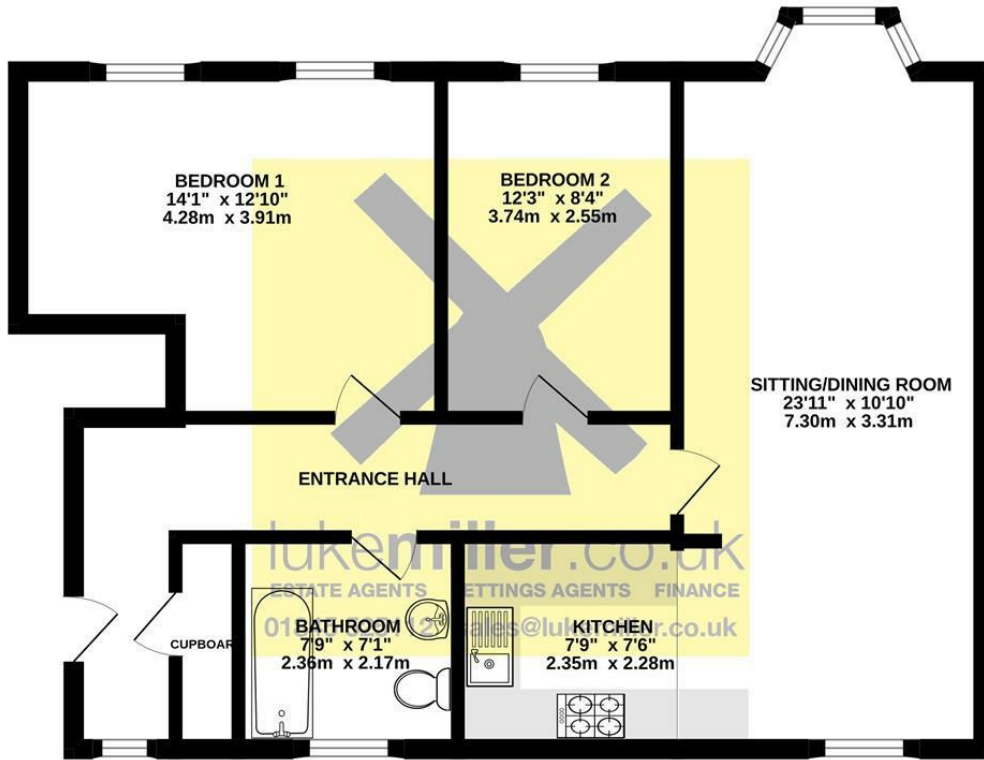
Electrical Report valid to 2026.

Council tax C

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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.
Made with Metropix 62023

