Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

17 De Mowbray Court
Back Lane, Thirsk,
YO7 1ST
Price Guide Price
Guide £64,500

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

Recently redecorated and fitted with new carpets, this well-presented ground floor retirement apartment is located within the popular De Mowbray Court development for residents aged 60 and over. Offering a south-facing living room with open-plan kitchen, double bedroom and shower room, it provides comfortable, low-maintenance living close to Thirsk town centre with reasonable service charges.

The Property
Recently redecorated throughout and fitted with new floor coverings, this well-presented ground floor apartment is offered with no onward chain and forms part of the popular De Mowbray Court development for residents aged 55 and over. Positioned within easy reach of local shops and Thirsk town centre, it provides comfortable, low-maintenance living in a convenient setting.

On entering the apartment, the open-plan living room enjoys a south-facing aspect, creating a light and comfortable living space with room for both seating and dining furniture. The adjoining kitchen is fitted with a range of base units, worktop preparation space and provides room for freestanding appliances.

Leading from the living area, the double bedroom offers space for a double bed and bedroom furniture, whilst the shower room is fitted with a step-in shower cubicle, wash hand basin and WC.

The property benefits from gas central heating, manageable service charges and forms part of a well-maintained retirement development with an established community atmosphere. Combining a convenient location, recent cosmetic improvements and the advantage of no onward chain, this apartment is ready for immediate occupation.

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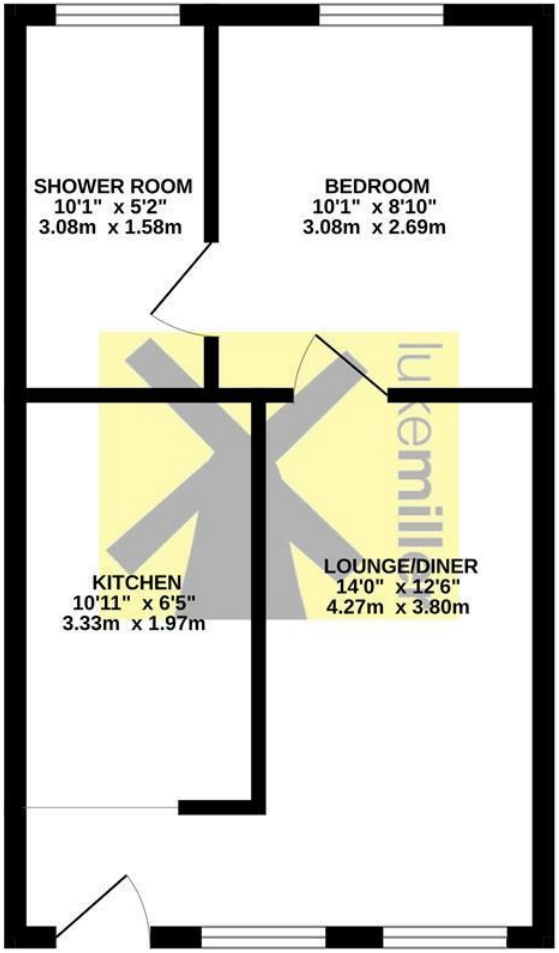
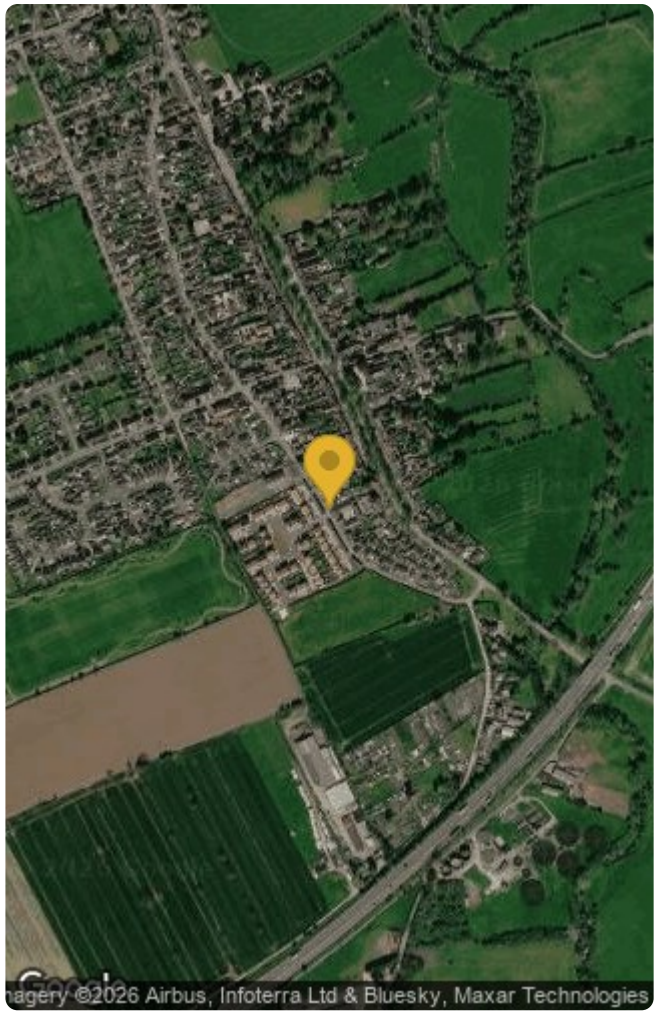
GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



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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