



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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3a Barnetts Yard, Thirsk, YO7 1HG £650 Per Month

Located just off Thirsk market square, with easy access to local amenities is the one-bedroom ground floor apartment which has double glazing, gas central heating, a garden area and designated parking. No Pets or Smoking.

ENTRY

Entry is through a composite door leading to the reception area.

RECEPTION AREA

Allowing access to the Lounge/ Kitchen, Bedroom and Bathroom. There is also a central heating radiator.

LOUNGE / KITCHEN 13'11" x 11'6" (4.24 x 3.51)

The lounge area has a double glazed sash window to the front aspect, television point, telephone point, recessed lighting and a central heating radiator. The kitchen is open plan with the lounge

KITCHEN AREA

Open plan with the lounge, the kitchen has fitted base and wall units with an integrated electric oven and ceramic hob. There is also a canopy extractor hood, stainless steel sink with a single mixer tap, built in fridge, plumbing for a washing machine, double glazed sash window to the rear aspect and recessed lighting

MASTER BEDROOM 13'11" x 8'9" (4.24 x 2.67)

A double bedroom with a double glazed sash window. There is also a central heating radiator, television point and a telephone point

BATHROOM 8'8" x 5'2" (2.64 x 1.57)

The bathroom offers a panelled bath with shower and glass shower screen, sink set in a vanity unit, w.c., towel radiator, extractor fan, tiled surround and a double glazed sash window to the front

OUTSIDE

There is an outside seating area to the front of the property. There is also a flagged path leading to the parking area.

PARKING

There is a designated parking space for this home.

Bond / Heating / Council Tax

We have been informed of the following:

The bond is set at: £495

The Council Tax Band is : A

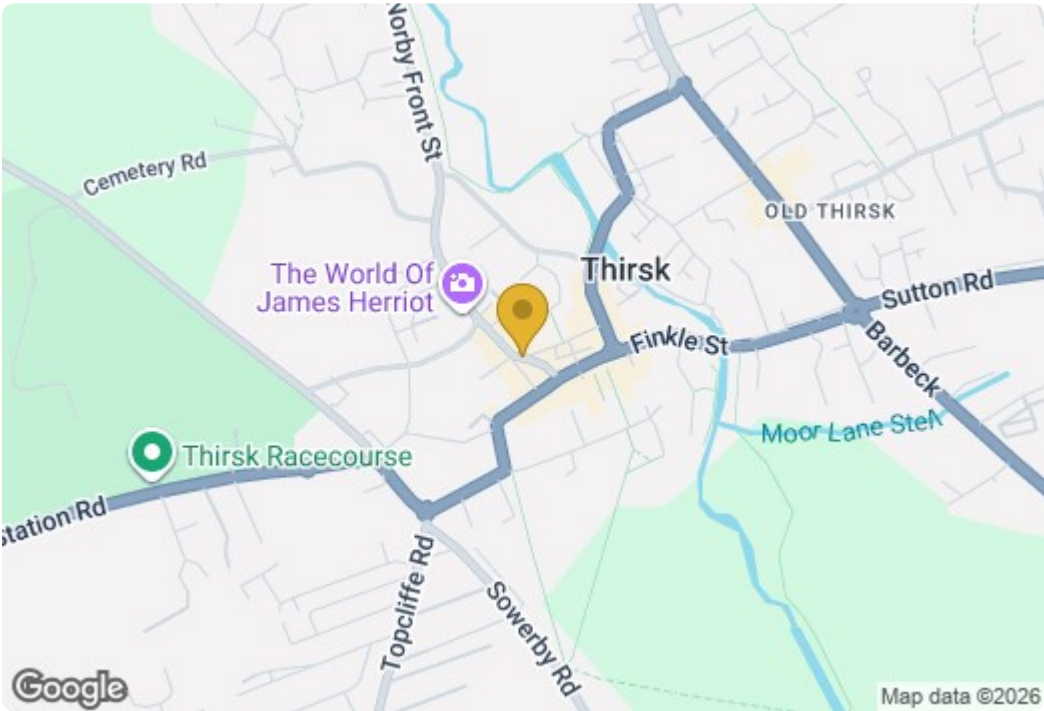
The heating type : Gas Central Heating & Double Glazed Windows

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 traveling some distance to view.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC