



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



6 Millbank Court, Thirsk, YO7 1QH
Guide Price £90,000

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A superb two bedroom park home with full residency has become available on the exclusive site of Millbank Court. Within walking distance of the market square and also train station, we are looking for clients in a position to proceed immediately. Offering excellent internal space, manageable gardens and also parking, we encourage clients to call the office with haste.

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 Description

On entry, through the small reception porch, the living room

is a generous size with large windows to the front elevation allowing ample natural light into the room given the west facing elevation. Beyond the living room, the kitchen comprises of solid wood work surfaces and ample space for free standing furniture and also storage cupboards. There is ample space for a table and chairs and there is also a window and door to the rear elevation.

The two bedrooms are double bedrooms, each with a large window though the master bedroom is very spacious. Having been modernised by the current owners, the shower room comprises step in shower, w.c and also a wash hand basin sink set on a vanity. There is also a window to the rear elevation.

Completing the home is the rear vestibule, accessed from the kitchen, which houses the homes hot water system and also an ideal area for storage. There is an external door which, down several steps, accesses the gardens which offer a scheduled seating area which is private and also fenced. Also, to the other side of the home, there is a storage shed and further space for seating.

With ample parking available for this home, there is also a visitors parking bay opposite for guests.

Please note:

The home has hot water through an electrical system whilst the general heating are modern electrical heaters which have minimal running costs.

North Yorkshire Council.

The property is freehold though there is a lease in place for

all of the homes on this site. Full details are available upon request.

Council tax band A

Please also note that when a property is sold, the owner of the owner whole site, the leasehold owner, receives 10% of the agreed sale price payable upon completion.

There is also a site requirement age of a minimum of 45 years old for a purchaser.

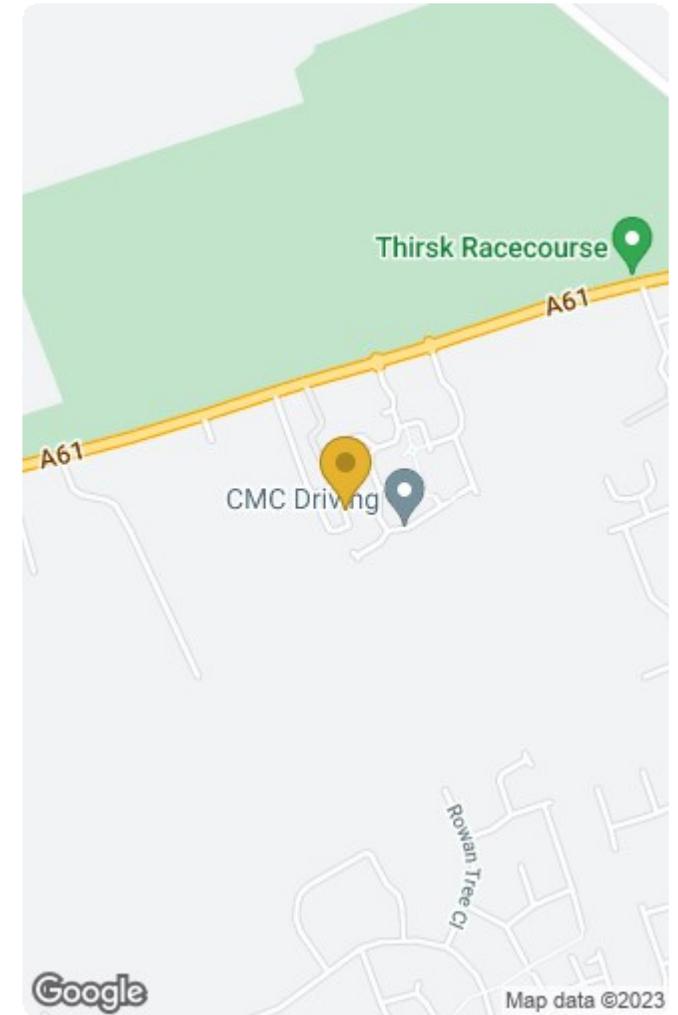
According to the vendors the Ground Rent is £149.30 p.c.m. The electric standing charge is currently £50 p.c.m. and usage is currently 19p per unit again paid monthly. The water is paid in March and September and currently £117.50

Sewerage is paid to Yorkshire Water and the vendors pay £14 p.c.m.

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

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