



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**16 De Mowbray
Court,
Sowerby, Thirsk,
YO7 1ST
Price Guide £75,000**

16 De Mowbray Court, Thirsk, YO7 1ST

Located in a small Sowerby development for residents aged 55 and over, this ground floor apartment provides single-level living with a bright, south-facing aspect. With reasonable service charges and a friendly community, it's a practical option for those downsizing or seeking a sensibly priced home.

The Property

Situated in De Mowbray Court, a small and established development in the heart of Sowerby, this ground floor apartment is designed for residents aged 55 and over. Offering all accommodation on one level, it provides a practical option for those wishing to downsize or move into a low-maintenance home with a sense of community.

The property is set in a south-facing position, giving the main living space plenty of natural light throughout the day. On entering, you step into the open-plan living room and kitchen, where there is space for both a seating area and a small dining table. The kitchen is fitted with a range of base units, good worktop space, and room for appliances, making it functional and easy to maintain.

The double bedroom is located just off the living area and leads into the shower room. This is fitted with a step-in cubicle, WC, and wash hand basin. The home also benefits from gas central heating.

De Mowbray Court is known for its reasonable service charges and welcoming community of residents. Its location in Sowerby means local shops, amenities, and Thirsk town centre are all close by, while the small scale of the development ensures a quieter environment than many larger schemes.

There is allocated parking for one vehicle

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/7208-6009-7281-2484-3940>

Council: North Yorkshire

Tax Band: A

Lease Hold & Service Charges

Date of original Lease: 2007

The lease was for 999 years

Years Remaining 981 years

Ground Rent: £100 per annum

Annual Service £ 924.00

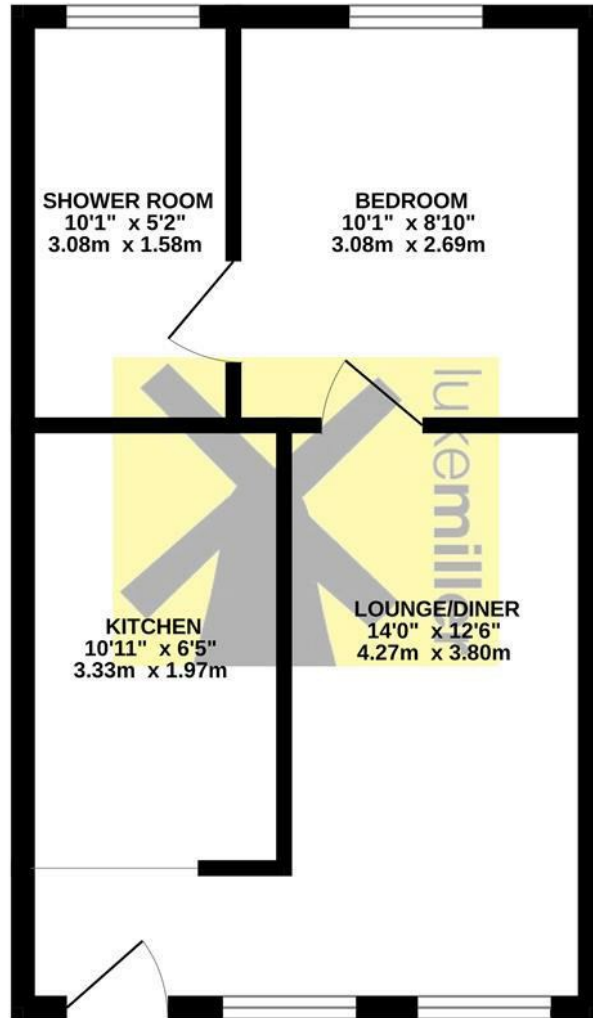
Please note that the energy bills are community collected and each property pays £148.00 per calendar month for utilities. The most up to date accounts can be obtained from the office.

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.

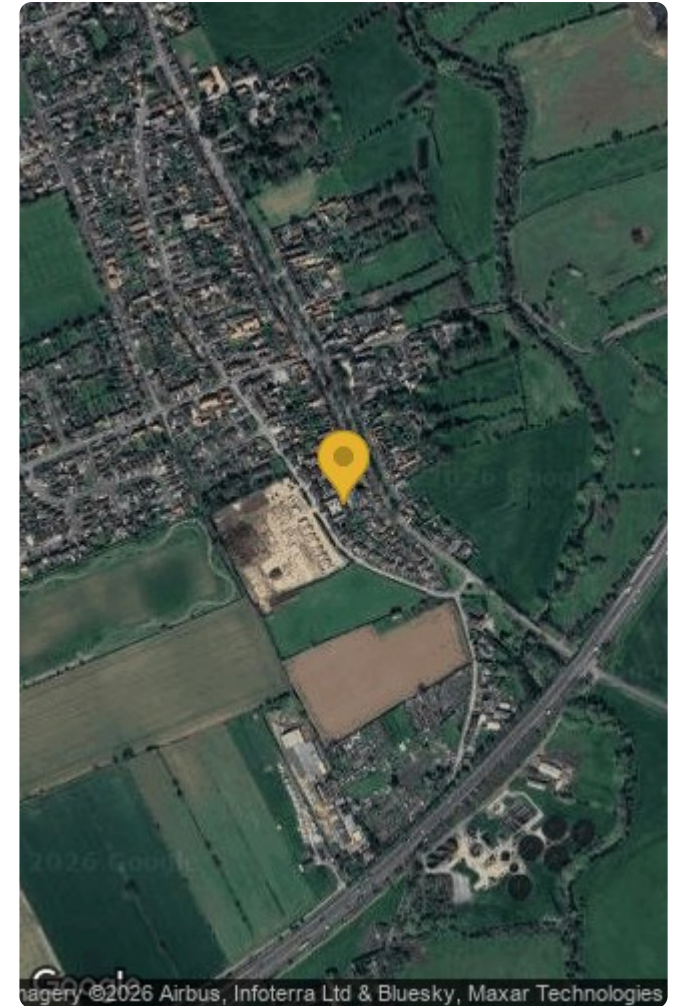
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GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



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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