



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



1 Millbank Court Station Road, Thirsk, YO7 1QH  
Guide Price £60,000



# 1 Millbank Court Station Road, Thirsk, YO7 1QH

Located on this established site, with full 12 month residency, this one bedroom park home is available for immediate purchase. Requiring remodelling, and priced accordingly, this is ideal location for those looing for a quiet residence or those that are seeking for a bolt hole in North Yorkshire. Close to the town centre and train station, viewings are essential.

## 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 a useful porch, the reception area leads to he kitchen, bedroom and also shower room.

The kitchen has a fitted range of base and wall units and ample worksurface area. In addition, there is also a window to the side elevation and the living room is open plan.

The living room has a large west facing window allowing ample natural light into the room and will easily accommodate a suite and also free standing furniture.

The bedroom is a double room with a window to the rear elevation and completing the home, there is the shower room which comprises step in shower cubicle, wash hand basin sink, w.c and a window to the side elevation.

Externally, there is off road parking and a manageable garden around the property.

## Important Information

This property is being sold and the rates below are approximate:

Council Tax Band: A  
Pitch Fee: £131 per month (approx)  
Water Rates: £115 every six months (approx)  
LPG Central Heating  
Sewage charge £14 pcm  
Council: North Yorkshire

PLEASE NOTE: The charges listed above may be subject to change and confirmation of the most current site fees will be available on request,

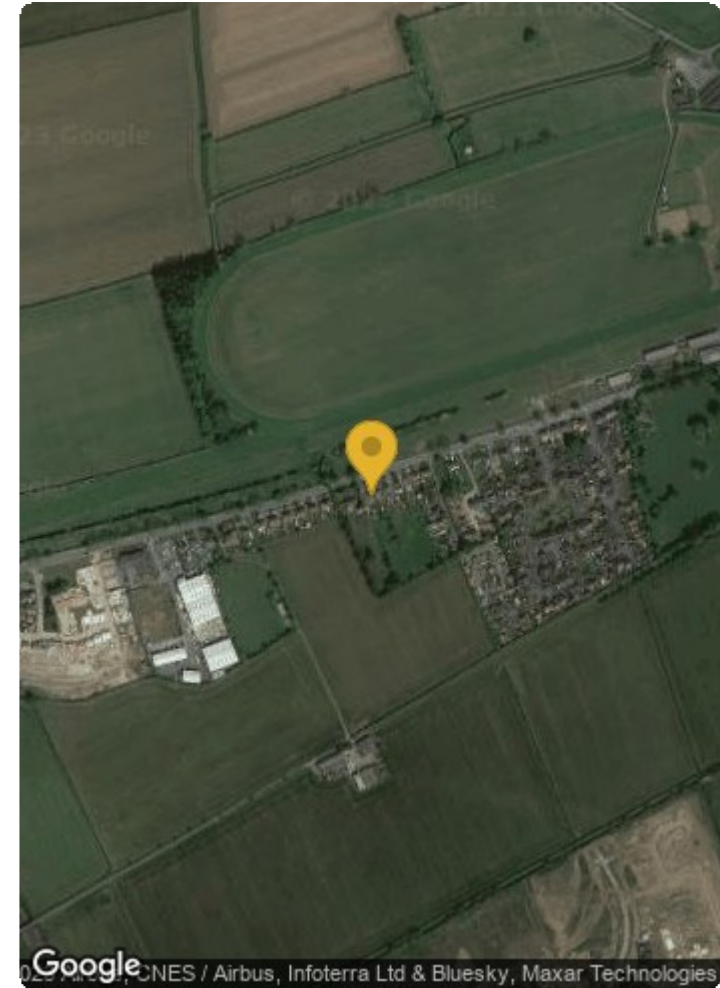
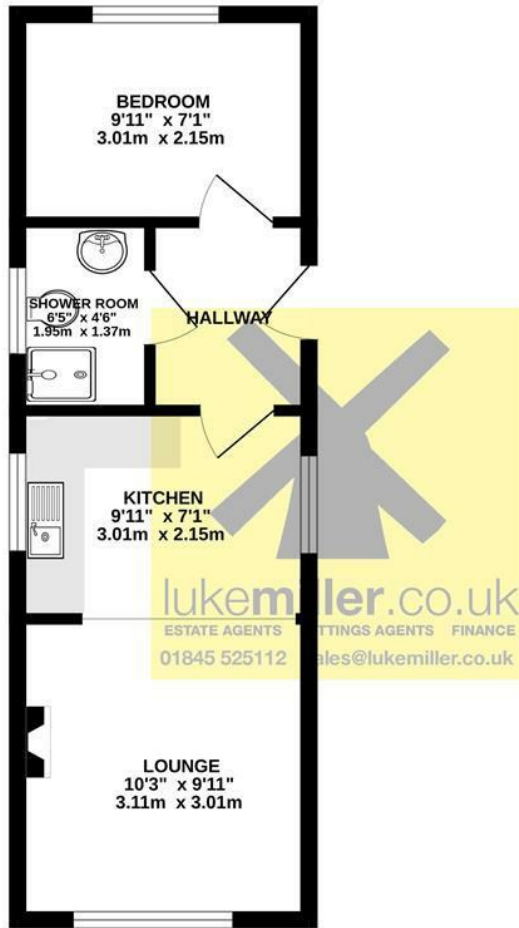
Please be advised that on resale the vendor is entitled to pay the site owner 10% of the agreed sale price for the selling fee.

For further information in regards to the mobile homes act please see:  
<https://www.gov.uk/government/collections/park-homes#mobile-homes-act-2013>

## 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  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 302 sq.ft. (28.0 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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