

Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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1A Kirkgate, Thirsk, YO7 1PQ £750 Per Month

Available to rent is this large 3 bedroom property located in Thirsk market place. This first floor apartment is set over two floors comprising kitchen, living room, dining room and bathroom to the first floor and to the second floor there is a further three bedrooms and an additional storage room. Please be aware that there is no allocated parking with this property. Please no Smoking/Pets.

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.

Entry 8'4" x 6'10" (2.552 x 2.094)

There is a communal stair well which provides access to the apartment.

The apartment is accessed on the first floor. There is a timber entry door into the apartment which accesses an entrance hall. The entrance hall provides access to the kitchen, lounge, dining room/bedroom, bathroom and stairs to the second floor accommodation. There is also a telephone point and timber glazed sash window.

Kitchen 13'3" x 9'2" (4.039 x 2.806)



The kitchen is fitted with a selection of base and wall units, roll top work surface with an integrated stainless steel sink with mixer tap. There is space and plumbing for appliances. There is also an electric heater and a timber glazed sash window.

Living Room 16'6" x 12'3" (5.033 x 3.755)



The lounge is located to the front of the property. There are two timber glazed sash windows, an electric heater and television points.

Dining Room 11'11" x 10'1" (3.636 x 3.098)



This room is located to the front of the property. There is a decorative fire place, a storage cupboard, an electric heater and a timber glazed sash window.

Bathroom 9'2" x 5'6" (2.818 x 1.692)



The bathroom is fitted with a white bathroom suite comprising bath with shower over, pedestal sink and toilet. There is also an electric fan heater, extractor fan and glazed window.

Second Floor

The second floor landing provides access to three bedrooms and an additional room where the hot water cylinder is located.

Bedroom One 12'5" x 9'3" (3.810 x 2.828)



This double bedroom has a skylight window and an electric heater.

Bedroom Two 14'11" x 9'1" (4.558 x 2.779)



This double bedroom has a skylight window and an electric heater.

Bedroom Three 10'1" x 8'5" (3.075 x 2.573)



This double bedroom has an electric heater.

Additional Room 9'2" x 6'1" (2.815 x 1.873)



This room may be ideal for storage. The water cylinder is located in this room.

Bond / Heating / Council Tax

We have been informed of the following:

The bond is set at : £625

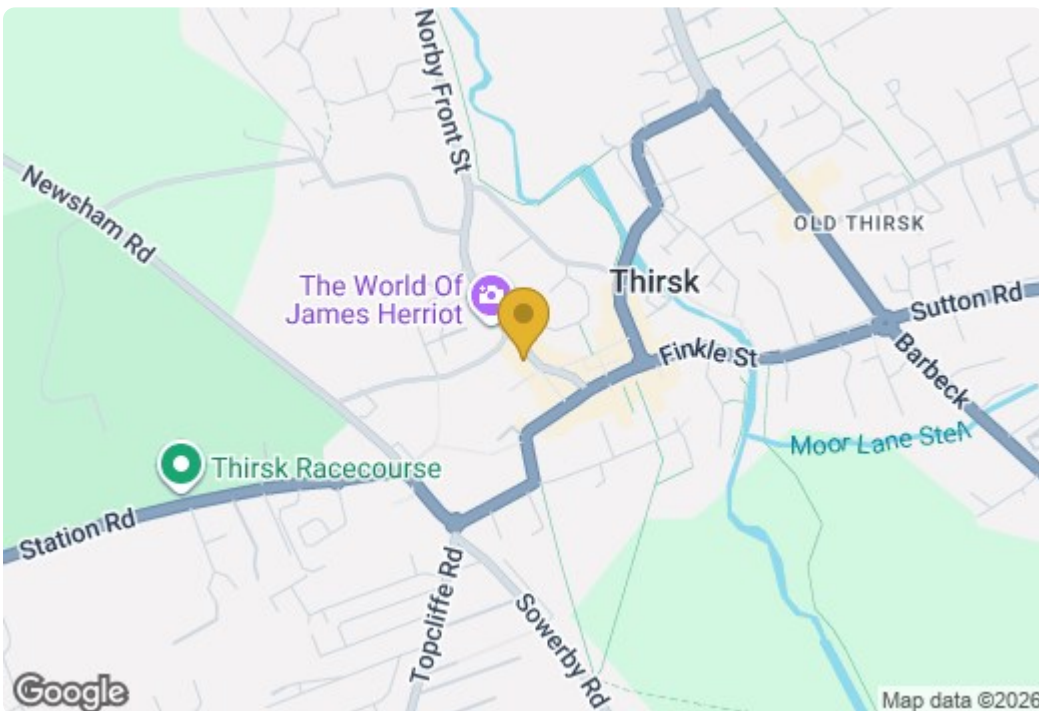
The Council Tax Band is : A

The heating type : Electric

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="border: 1px solid black; padding: 2px; display: inline-block;">83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	
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		
(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