



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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1 De Mowbray Court Back Lane, Thirsk, YO7 1ST **£65,000**

An excellent investment opportunity to acquire this one bedroom property in Sowerby, offered with tenants already in situ who are keen to remain. The accommodation comprises a living room, open plan kitchen, double bedroom and bathroom. A straightforward buy-to-let option for those seeking an income-producing property from the outset. Please contact the office for further information.

The property

Here's a tightened, more buyer-focused version:

Accessed from the rear lane, this ground floor apartment opens into a well-proportioned open plan kitchen and living space, which offers a good sense of room for a property of this size. The living area includes television and telephone points along with a window to the front elevation, providing natural light.

The kitchen is fitted with a range of base and wall units, roll top work surfaces and an inset sink with mixer tap. There are integrated appliances in place, along with additional space and plumbing for further appliances if required.

The double bedroom is set to the side of the property and allows space for essential furniture, with a window to the side elevation. The shower room is fitted with a shower cubicle, WC and wash basin.

Externally, there is a small, low-maintenance garden area, while to the rear is a larger shared courtyard used by residents of De Mowbray Court.

The property is leasehold.

Council: Hambleton

Council Tax Band: A

EPC Rating: C

Approximate room measurements:

Living Room: 3.3m x 3.0m

Kitchen: 2.53m x 2.3m

Bedroom: 2.9m x 2.8m

Shower Room: 1.97m x 1.99m

Additional Information

AGE RESTRICTION

The Apartment must be occupied by a person of 55 or over. If the event of a couple wishing to occupy the Apartment, then at least one of them must be the 55 or over.

SERVICE / UTILITY CHARGE

There is a monthly charge £148.00 per month. This includes a utility charge of (gas, water and electricity) and the remaining is for buildings insurance and the upkeep of the communal areas.

LEASE

There are 981 years left on the lease. [The Ground Rent is £100 p.c.m. and the Service Charge is £924.00 annually

The form of Lease is attached to the Agreement for Sale and will be granted for a term of 999 years from 1.4.07

The Landlord is responsible for the maintenance of the main structure of the Apartment as well as the common areas such as the courtyard and gardens.

The Landlord also provides the centrally administered utilities being gas, water and sewerage.

In addition the Landlord maintains the buildings insurance covering the Apartments and common areas.

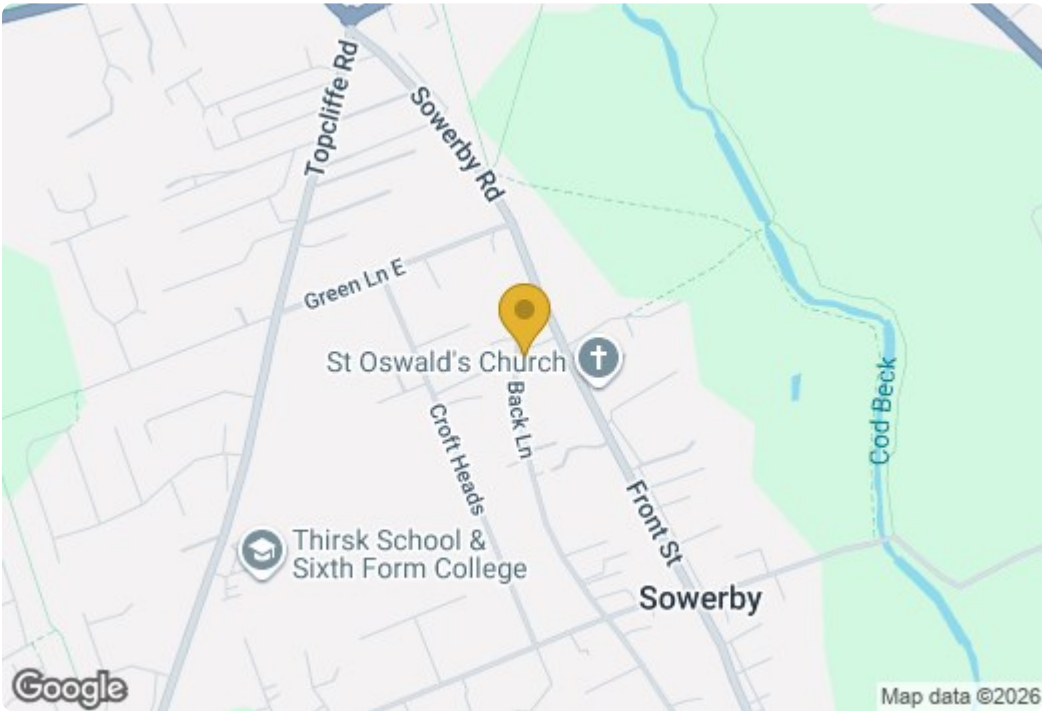
The Buyer contributes towards the cost of the above items by way of a percentage service charge contribution. Service charge is payable by means of monthly contributions on the first day of each month with a balancing adjustment being made following the end of each service charge year. The Service Charge year runs from 1 April to 31 March.

In addition annual ground rent of £100 per year is payable which together with the monthly service charge contribution will be apportioned on completion.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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 