



22 De Mowbray Court
Back Lane, Thirsk, YO7
1ST



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

22 De Mowbray Court Back Lane, Thirsk, YO7 1ST

Positioned in a very small development is this spacious apartment that must be viewed to appreciate the location and also size. With very reasonable service charges and also a community of residents 55 and over, this may be ideal for those downsizing or looking for a very sensibly priced home.

The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

Property Description

This second-floor apartment is accessed from the courtyard and shares a stairwell with one other apartment. On the second floor, there is a secure timber entry door to this home. On entry, is a large open plan area providing ample space for living and dining furniture and plenty of space to manoeuvre easily within the property. There are also numerous windows providing ample natural light into the room.

The well-fitted kitchen, again open plan with the living/dining area has a selection of fitted units, roll top work surface with stainless steel sink with a mixer tap, an integrated electric hob and oven, a washing/dryer, and a fridge freezer.

The double bedroom has ample space for bedroom furniture as well as having built-in wardrobes.

The shower room is fitted with a shower cubical, toilet, and washbasin. There is also an additional section to the bathroom that may be used for storage.

To the external, there is a pleasant large courtyard area which is shared by all residents of De Mowbray Court.

Please be advised that this property is not suitable for pets.

Other information

North Yorkshire Council

Tax Band A

Leasehold Property

EPC C

EPC <https://find-energy-certificate.service.gov.uk/energy-certificate/2102-5416-6114-5571-2318>

Due to the changes in energy prices, please check with the office for the most up to date charges for utilities

Important 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 £183.00 (approx) per month. This includes a utility charge of £123.00 (gas, water and electricity) and the remaining is for buildings insurance and the upkeep of the communal areas.

LEASE

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.

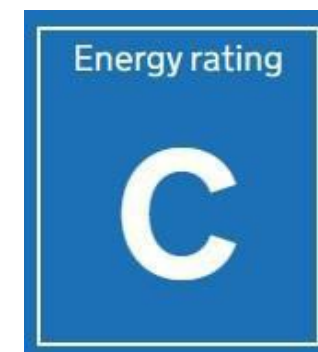
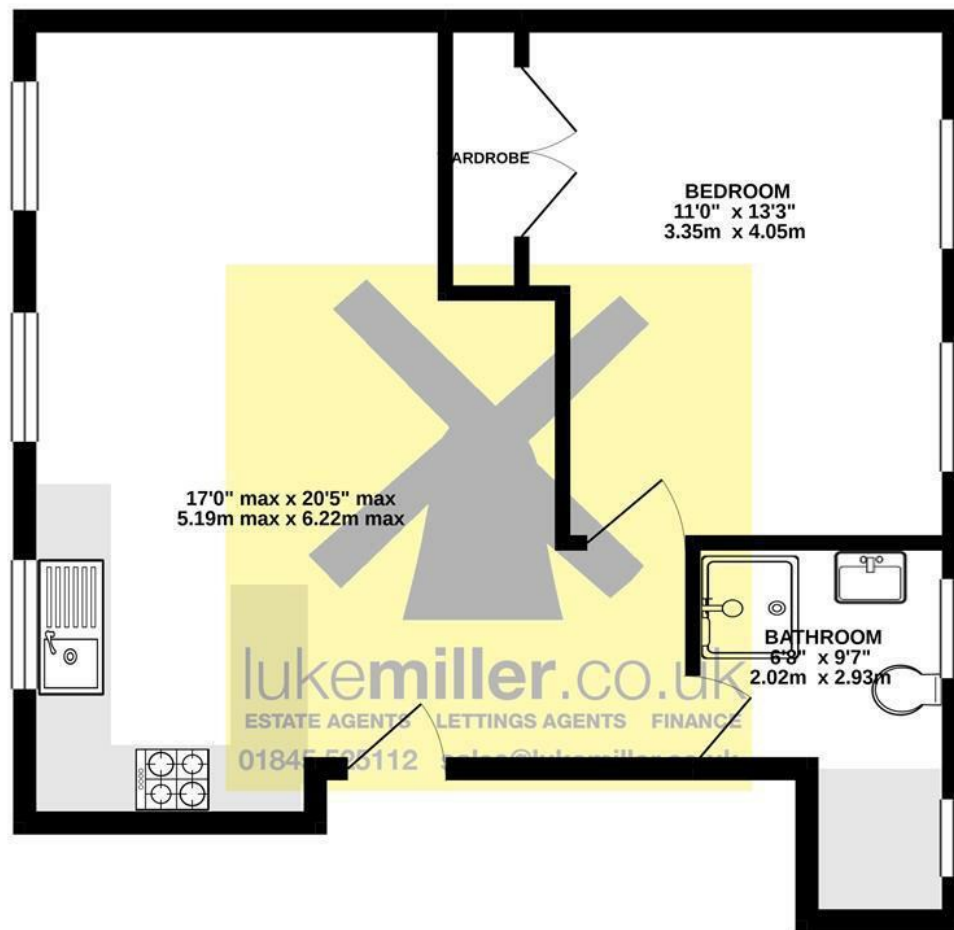
The Service Charge year runs from 1 April to 31 March.

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 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.

SECOND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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.
Made with Metropix ©2021

Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA

