



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

**12 Millbank Court
Station Road,
Thirsk, YO7 1QH
Price Guide £95,000**



Set within a small residential park, this well-presented two bedroom park home offers full 12-month residency for buyers aged 55 and over. The property provides generous living space, open views across farmland, driveway parking, and low-maintenance gardens. With a modern interior and the benefit of no onward chain, it presents a practical and appealing option in a peaceful setting.



The Property

Entry to the home is through the sun room, which provides a pleasant seating area and leads into the main dining lounge. This room enjoys natural light from windows to two elevations and features polished wood flooring. An electric fire with a contemporary surround forms the focal point, while the generous floor space allows for both a lounge suite and a dining table.

From here, an inner hall connects to the breakfast kitchen, main bedroom, and adapted shower room. The kitchen is fitted with a good range of modern wall and base units, excellent countertop workspace, and integrated appliances, with space for a small table and chairs. A window and side door add further light and access, and this room also leads through to the second bedroom.

Both bedrooms are well-proportioned doubles with large windows, providing a bright and comfortable feel. The shower room has been adapted and includes a step-in shower with half-height folding doors, a WC, and a wash hand basin set within a vanity unit with storage beneath.

Externally, the garden space has been designed for ease of upkeep. To one side is a decked seating area with open views across farmland, while the other side features artificial lawn for low maintenance. At the front, there is a gravel area suitable for potted plants or additional parking, alongside the driveway. Please note that both access points have steps leading to the doors; however, external stairlifts are currently fitted to each. These may remain if required by the purchaser, although the vendor has arranged for their removal.

Important Information

The home is freehold and we have been informed of the following:

Please also note that when a property is sold, the owner of the owner whole site, the leasehold owner of the site, receives 10% of the agreed sale price payable upon completion.

There is also a site requirement for a purchaser of a minimum of 50 years old.

According to the vendor the electric is £40-£45 p.c.m. / the LPG is £42 rental per annum and approx :£50 p.c.m. (this depends on each individual's use.

According to the vendors the Ground Rent is £ 157.00 p.c.m.

The water is paid in March and September and currently £85.00 approx.

Sewerage is paid to Yorkshire Water and the vendors pay £ 14.00 p.c.m.

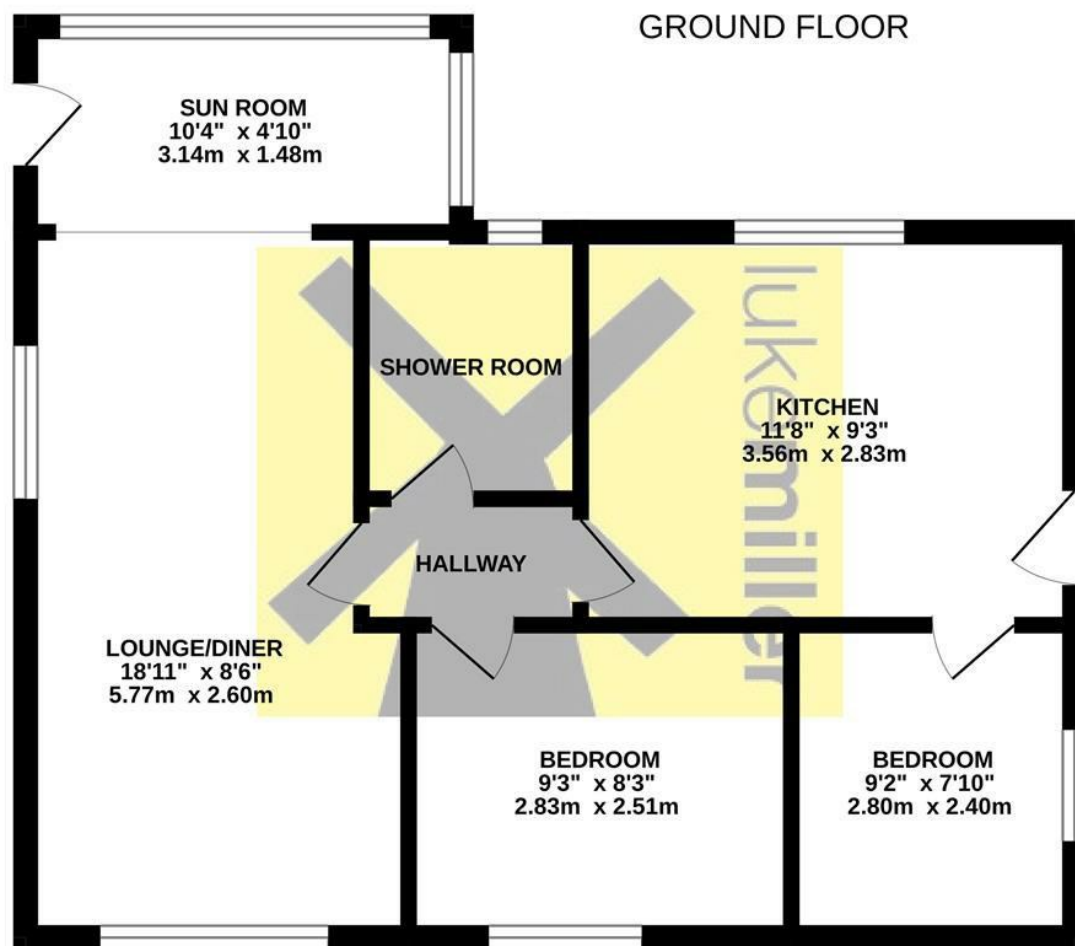
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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