



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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22 Nursery Gardens, Thirsk, YO7 1FT

Guide Price £108,850

A fantastic opportunity for those wishing to purchase a one bedroom apartment in the very popular market town of Thirsk. Currently rented, this may be perfect for those wishing to get onto the housing ladder, investment or holiday home. As the property is tenanted, appointments must be made at least 48 hours in advance.

The Property

Accessed via a communal reception hall, this third floor apartment is accessed by the wide staircase. Each floor shares only two apartments.

Entry to the home is through a timber entry door leading into the homes entry vestibule which then proceeds into the main hallway. The main hallway provides access to the bathroom, bedroom, living room and airing cupboard. There is an electric storage heater, a telephone socket and an intercom phone. The home also benefits from attic space which is accessed via the loft hatch in the hallway.

The homes living room briefly comprises; double glazed windows to the rear of the property. There is a television and phone point, electric storage heater and access to the Kitchen which has a range of base and wall units, roll top work surfaces with fitted sink with mixer tap, electric oven and four ring electric hob, extractor hood & light, washer/ dryer and fridge freezer. Tiled splash backs, tiled flooring and a Velux roof window to the rear.

The double bedroom has a double glazed window to the front of the home, television and phone points and an electric storage heater.

The bathroom comprises panelled bath, pedestal sink, W.C., tiled walls and Velux roof window to the front.

Further Information:

We have been informed of the following:

The lease is 999 years from 2000
Block Service Charge £ 615.95
Service Charges: £ 1667.86 p.a.

Ground Rent:

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9841-2877-6421-9596-4591>

Council: North Yorkshire

Tax Band: B

Please note:

The photographs used were pre tenancy as we do respect the tenants right to privacy. The property is in very good condition throughout,

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.

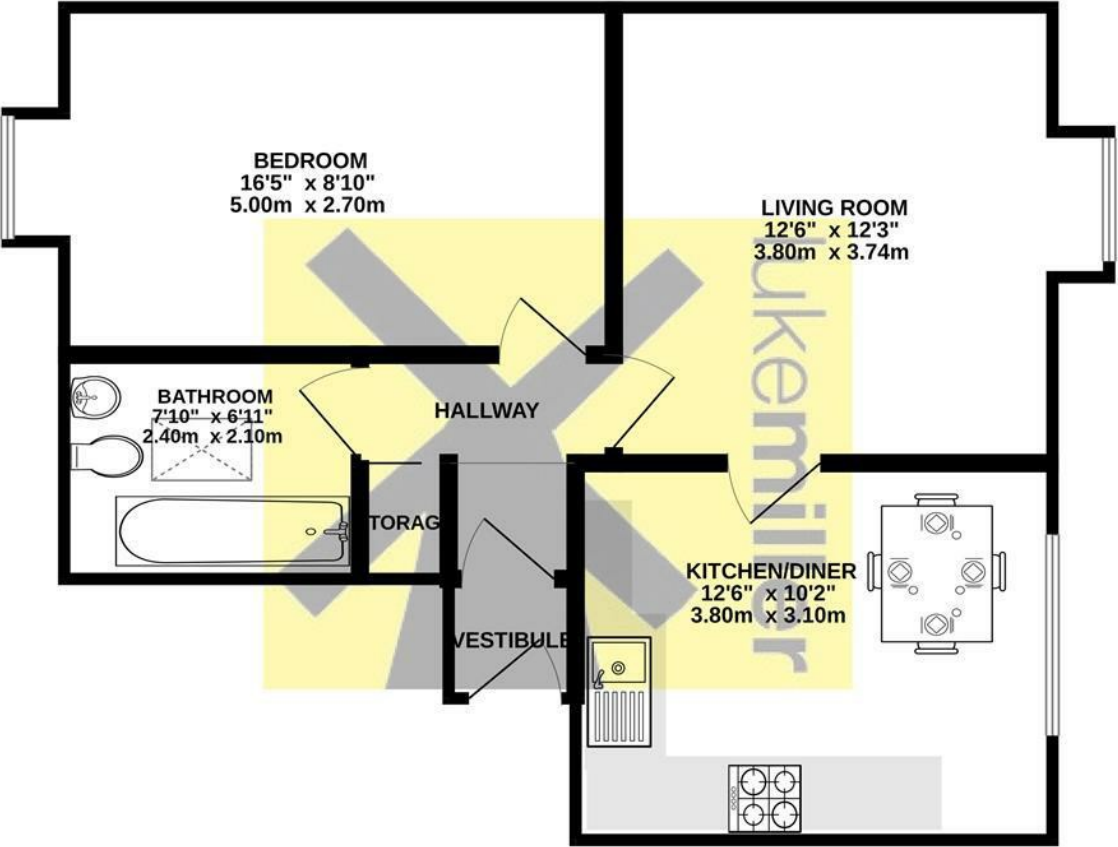
The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

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.

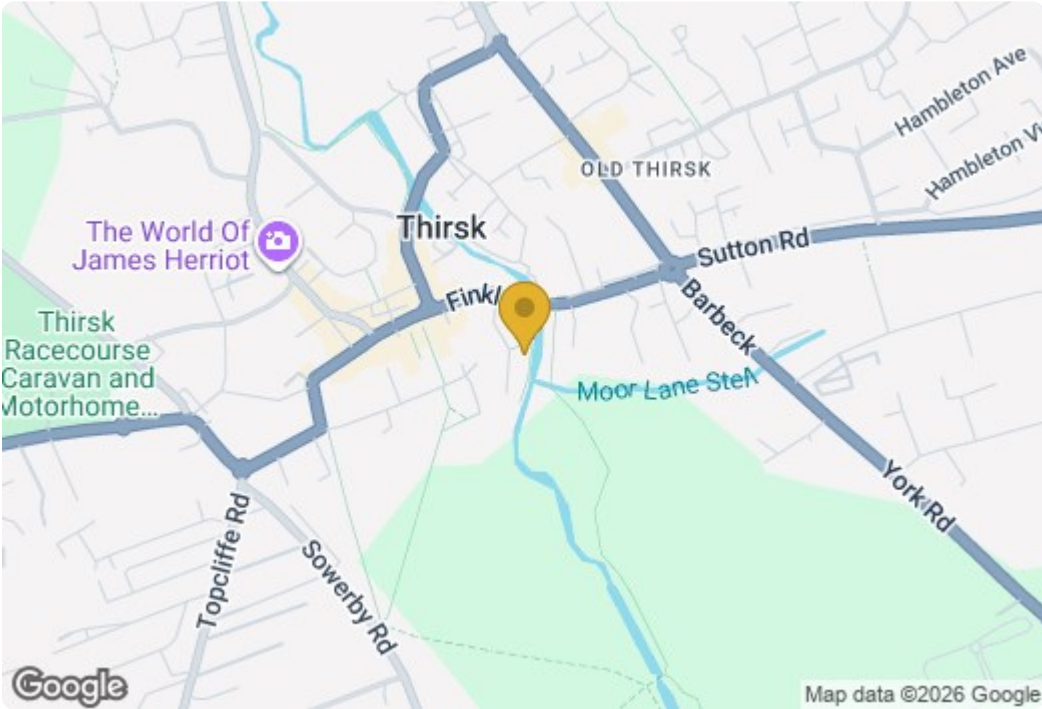
Disclaimer

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APARTMENT
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.4 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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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		