



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



1 Millbank Court Station Road, Thirsk, YO7 1QH
£68,500

Set within a well-kept residential park, this one-bedroom park home offers bright, comfortable living with a practical layout and low-maintenance outdoor space. The open-plan design creates a sociable area for everyday living, complemented by a modern kitchen, useful utility storage, and a generous double bedroom with dressing area. A convenient option for those seeking an easy-to-manage home in a peaceful setting.



The Property

This well-presented one-bedroom park home offers thoughtfully arranged accommodation that makes the most of the available space.

The main living area is bright and welcoming, featuring a large window to the side elevation that allows plenty of natural light into the room. Being open plan with the kitchen, it provides a comfortable and versatile space for relaxing or entertaining.

The kitchen is fitted with a modern range of units and work surfaces, along with a host of integrated appliances and a breakfast bar that creates an informal dining area.

From the kitchen, an inner hall leads to a well-designed shower room, fitted with a large corner shower cubicle, wash hand basin on pedestal, and a low-level w.c. There is also a useful storage and utility room off the hallway, offering space for additional cupboards and plumbing for a washing machine.

The bedroom is a generous double room with an extended dressing and wardrobe area, providing excellent storage. A large window brings in natural light, giving the room an airy and open feel.

Externally, the property has low-maintenance garden areas planted with a selection of fruiting and vegetable plants, providing a pleasant and manageable outdoor space.

This home would make an ideal choice for anyone looking for a practical and well-kept property in a quiet residential park setting.

Council: North Yorkshire

Tax Band: A

Lease Hold Terms

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 vendors the Ground Rent is £ 160.00 p.c.m.

The water is paid in March and September and currently £ 120.00 twice a year

Sewerage is paid to Yorkshire Water and the vendors pay £ 12.50 p.c.m.

North Yorkshire Council according to the homeowner £ 135.00 p.c.m. for 10 months

Disclaimer

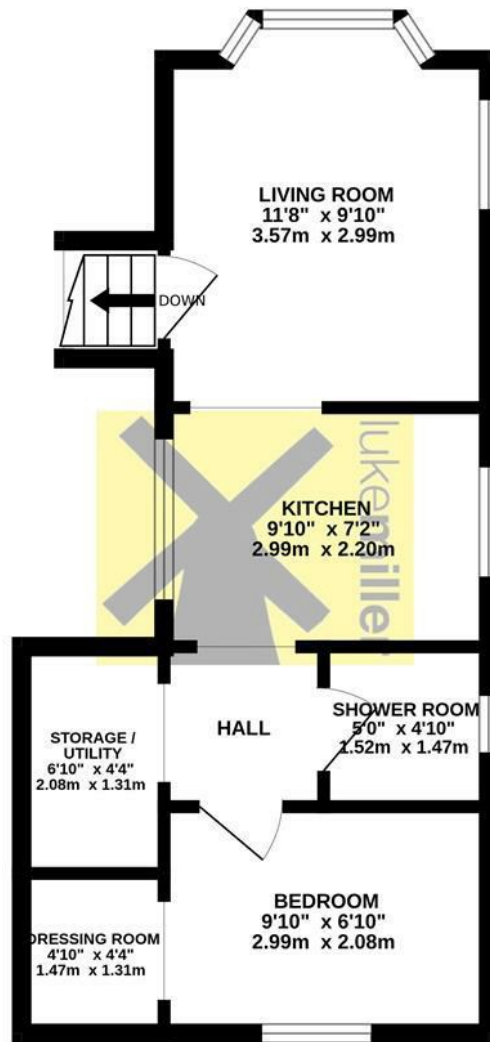
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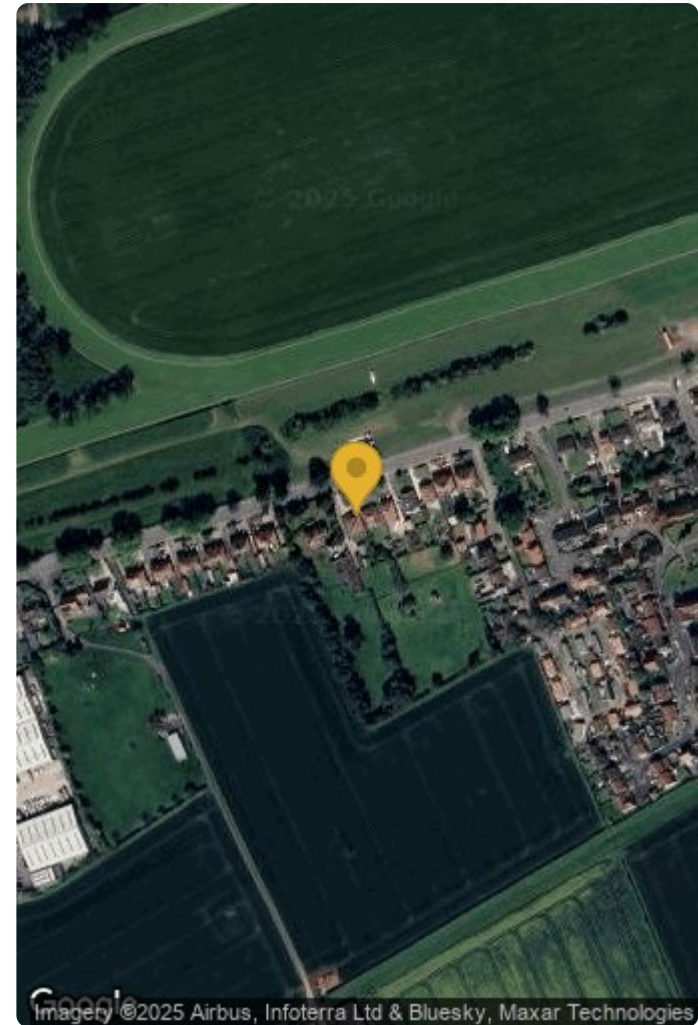


GROUND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (32.9 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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