



# Luke Miller & Associates

**ESTATE AGENTS   LETTINGS AGENTS   FINANCE**

Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA

**17 Castlegate, Thirsk, YO7 1HL**  
**£795 Per Month**

Located just a short walk from Thirsk Market Place, this well-presented two-bedroom first floor apartment offers convenient access to all local amenities. The accommodation includes an entrance hall, spacious dining lounge, modern fitted kitchen, two bedrooms, and a bathroom. Externally, the property benefits from residents' parking and access to a communal garden area.

## Property Description

Situated in the heart of Thirsk, this first-floor apartment offers spacious and well-proportioned accommodation with the added benefit of allocated parking and access to a communal garden/seating area for residents of Castlegate.

Accessed via a communal entrance with staircase to the first floor, the apartment is entered through a solid hardwood door into the entrance hall. From here, the property opens into a generous lounge with sash windows overlooking the town centre and a central heating radiator. The adjacent dining kitchen is fitted with a range of wall and base units, an electric oven, gas hob, and also features sash windows to the rear aspect and a central heating radiator.

The main bedroom is a well-sized double with built-in storage and a sash window offering town views. Bedroom two is a single room accessed from the hallway, with a side-facing sash window and central heating radiator.

The bathroom includes a bath with shower over, pedestal sink, WC, and tiled splashbacks.

Externally, the property benefits from allocated parking and a private communal garden/seating area exclusively for residents.

### ENTRANCE HALL

With entry through a communal door with stairs giving access to the first floor. Entrance to the property is gained through a hard wood timber door into the entrance hall.

### DINING LOUNGE 17'9" x 12'6" (5.40 x 3.80)

A very spacious Lounge with access to the Dining Kitchen and Central heating radiator. Double Glazed Sash windows overlooking the town centre.

### KITCHEN 10'2" x 8'2" (3.10 x 2.50)

An arrangement of Base and Wall units, complete with Electric Oven, Gas hob, Central heating radiator and Double Glazed Sash windows to the rear aspect.

### MASTER BEDROOM 13'5" x 9'2" (4.10 x 2.80)

This double Bedroom with a Sash window overlooking the town centre, Central heating radiator and built in storage cupboards.

### BEDROOM TWO 10'10" x 8'2" (3.30 x 2.50)

With access from the main hall. This single bedroom complete with central heating radiator and Sash window with side aspect.

### BATHROOM 8'2" x 5'7" (2.50 x 1.70)

Set with tiled splash back, the bathroom contains a Bath/Shower, Pedestal sink and w.c .

### STORAGE

A large storage area with access from the entrance hall.

### OUTSIDE

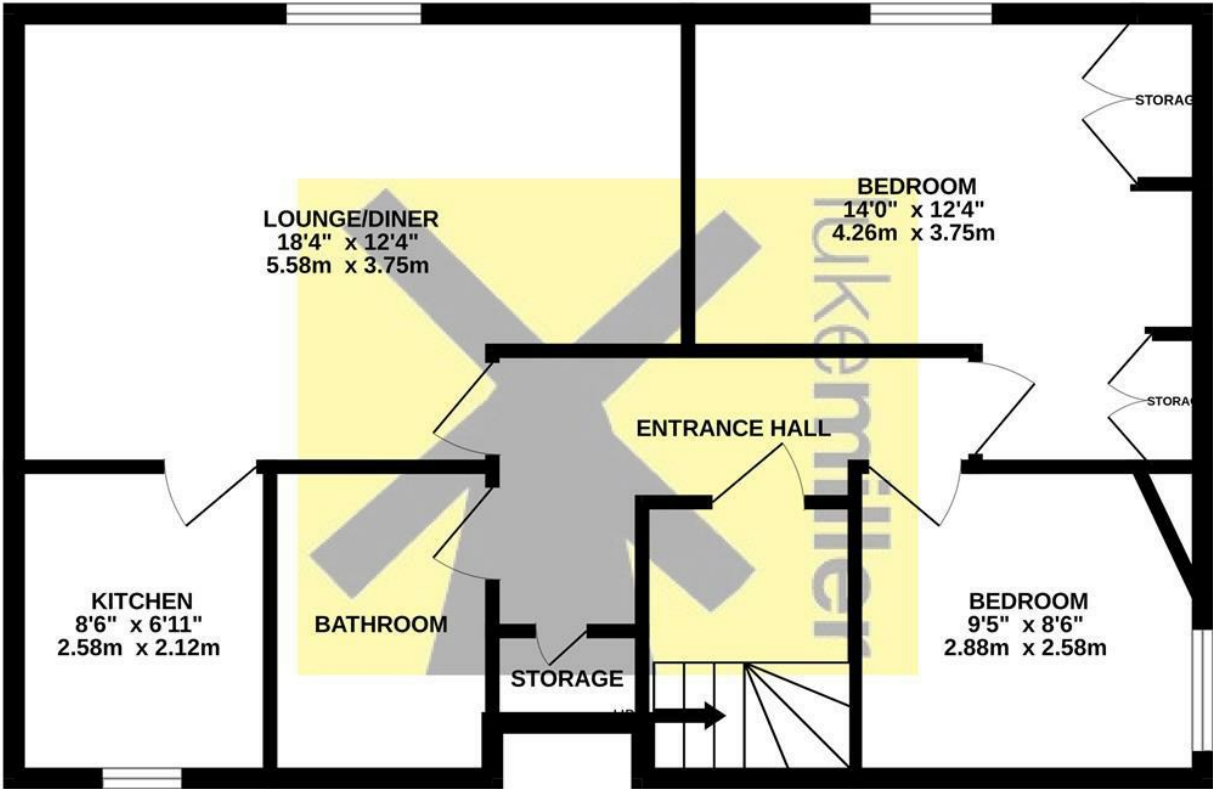
Outside there is Allocated Parking and a Communal Garden/Seating area for private use by the residents of Castlegate.

### Disclaimer

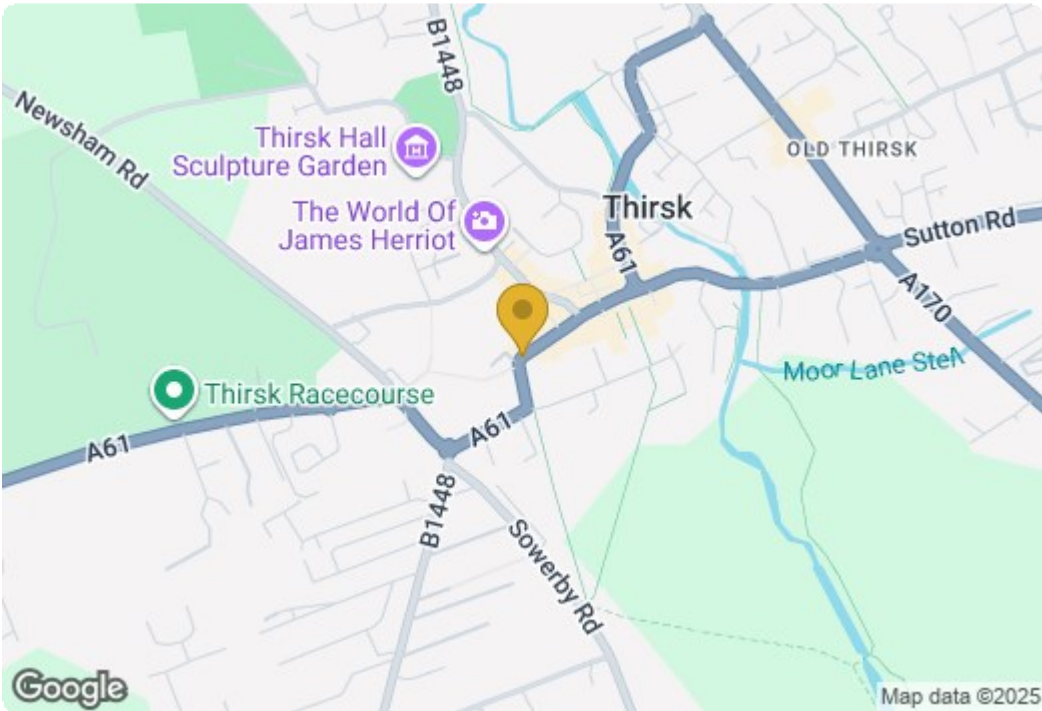
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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	77	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		