



3 Castlegate Mews, Thirsk YO7 1HP
Guide Price £175,000



JOPLINGS
Property Consultants



3 CASTLEGATE MEWS

THIRSK, YO7 1HP

Situated just a short walk away from Thirsk Market Place is this converted Townhouse with Three Bedrooms forming part of a Courtyard Residential Development.

The property benefits from an Allocated Parking Space and pretty Communal Gardens.

- Entrance**
Timber part-glazed door gives access into the property.
- Kitchen** 13'10" x 7'03" (4.22 x 2.21)
Timber Sash style Double Glazed window to the Front. A range of base and wall units with coordinating work surface over. Stainless Steel sink and drainer with mixer tap. Single electric oven with gas hob over and extractor above. Space for Fridge Freezer. Viessmann gas combi boiler. Radiator. Stairs to first floor.
- Lounge** 13'10" x 7'03" (4.22 x 2.21)
Timber Sash style Double Glazed window to the Side. Central heating radiator.
- First floor**
- Landing**
Door giving access to stairs leading to the Second Floor. Timber Sash style Double Glazed window to the Front. Radiator.
- Bedroom Three** 8'02" x 8'02" (2.49 x 2.49)
Timber Sash style Double Glazed window to the Rear. Radiator.
- Bedroom Two** 9'02" x 7'03" (2.79 x 2.21)
Timber Sash style Double Glazed window to the Front. Radiator.

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- Bathroom** 7'0" x 6'08" (2.13 x 2.03)
Timber opaque Sash style Double Glazed window to the Rear. Suite comprising: bath with thermostatic shower over and glass shower screen, pedestal wash hand basin and low level WC. Extractor.
- Second floor**
- Bedroom One** 17'07" x 14'0" (5.36 x 4.27)
Timber Sash style Double Glazed window to the Rear and further Velux rooflight window to the Front. Radiator.

Loft access.

To the Outside
Allocated parking for one car. Communal gardens.

Communal Gardens
Opposite the property there is a lovely grassy area with mature trees and a seating area.

Parking
The property benefits from one allocated parking space.

Council Tax
Council Tax band C.

Additional Information
The property is Leasehold. There are 231 years remaining on the lease. The vendor paid the Annual Management Fee of £975.90.

Opening Hours
Monday - Friday: 9.00 am - 5.30 pm
Saturday: 9.00 am - 1.00 pm
Sunday: Closed

Services
Mains Water
Electricity
Drainage
Gas





Council Tax

THIRSK: Monday - Thursday 9.00 a.m - 5.30 p.m

Friday 9:00 to 5:00

Saturday 9.00 a.m - 1.00 p.m

Sunday Closed

Joplings Information

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DIRECTIONS

From the Thirsk branch follow the pathway to the right, passing Yorkshire Deals and the Hairdressers. Directly after Macy Browns follow the road to the right to the small development Castlegate Mews.

A BIT ABOUT THIRSK

Thirsk is a picturesque Market Town which lies in the Vale of Mowbray and is known for its links with James Herriott and is close to Sutton Bank and the Kilburn White Horse.

Thirsk Market Place is at the centre of the town with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into Thirsk School and Sixth Form College receiving a rating of Good in their latest Ofsted reports.

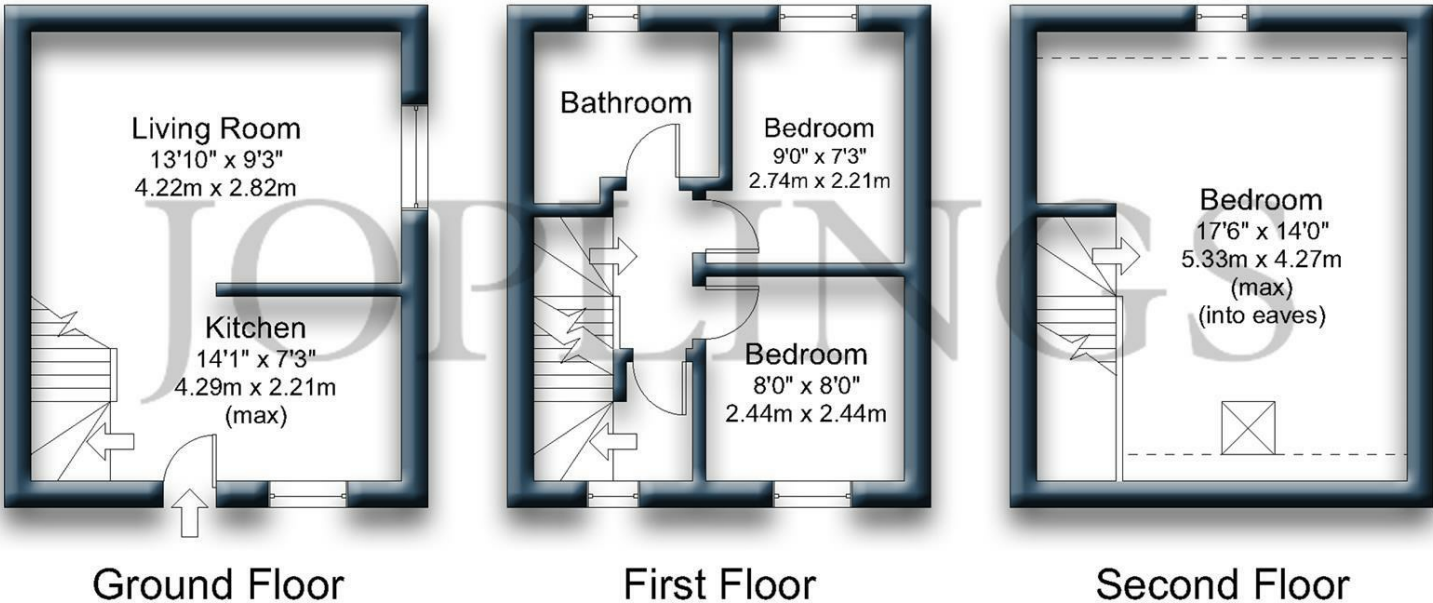
For those who commute ...

Thirsk has good links for the A1 and A19. For the train, Thirsk benefits from their station in Carlton Minniot, just a couple of minutes from the town with both a local train and a train to London's Kings Cross. For travelling further afield, Leeds Bradford Airport is approximately 51 minutes travelling distance, Teesside International Airport, 32 minutes and Newcastle Airport, 1 hour and 25 minutes.





FLOOR PLANS



Gross internal floor area excluding Eaves (approx.): 63.7 sq m (686 sq ft) For illustrative purposes only. Not to Scale. Copyright © Apex Plans.

LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	88	England & Wales
		61	EU Directive 2002/91/EC

VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

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