



Regent House, Thirsk, YO7 1HQ  
£165,000



**JOPLINGS**  
Property Consultants



## Regent House

3 MARKET PLACE, THIRSK, YO7

1HQ

Welcome to Regent House in the heart of Thirsk! This modern flat boasts a prime town centre location, making it a perfect choice for those seeking convenience and style.

Upon entering, you are greeted by a spacious open plan living space, ideal for entertaining guests or simply relaxing after a long day. With living, dining and kitchen areas. The property features two generous double bedrooms, offering ample space for a small family, guests, or even a home office.

The apartment has been used as a highly successful holiday let in the past and is an ideal property to add to a landlords portfolio whether it be for holiday lets or residential lets.

One of the highlights of this property is its presentation - it is very well maintained and exudes a contemporary charm that is sure to impress. Additionally, the flat comes fully furnished, saving you the hassle of furnishing it yourself.

Don't miss out on this fantastic opportunity to own a stylish apartment in a sought-after location. Contact us today to arrange a viewing and make Regent House your new home!







#### **FRONT ENTRANCE DOOR**

Communal stairway up two flights of stairs, through the door on left and flat one is located on the right.

#### **ENTRANCE HALL**

6'11" x 6'6" (2.11 x 1.98)

Entrance door leading in to the hall. Storage/airing cupboard with shelving. Recessed spotlights and smoke alarm.

#### **OPEN PLAN LOUNGE / DINING ROOM**

21'2" x 10'2" (6.45 x 3.10)

Two double glazed windows to the front. Recessed spotlights. Mains smoke alarm. Intercom telephone. BT and TV points. Two radiators. Thermostat control and electric fuse box.

#### **KITCHEN**

11'4" x 9'10" (3.45 x 3.00)

Opaque glazed window to the side. A range of maple base and wall units with coordinating granite work surfaces and a tiled splashback. Integrated appliances comprising of a fridge freezer, washing machine, built-in single electric oven with a four ring electric hob with extractor hood above. Stainless steel sink with a chrome mixer tap. Recessed spotlights and under cupboard lighting.

#### **BATHROOM**

5'10" x 10'2" (1.78 x 3.10)

A modern four piece white bathroom suite comprising of a panelled bath with chrome mixer taps, wall mounted Belfast Sink style hand wash basin, low level flush WC, fully tiled corner shower cubicle with glass doors and mixer shower. Wall hung mirror and vanity cupboards. Chrome ladder heated towel rail. Recessed spotlights. Extractor fan. Part tiled walls.

#### **MASTER BEDROOM**

8'8" x 14'8" (2.64 x 4.47)

Double glazed window to the front, built in wardrobes with hanging rail and shelving, radiator, smoke alarm, BT point and recessed spotlights.

#### **BEDROOM TWO**

13'4" x 7'8" (4.06 x 2.34)

Double glazed window to the front, radiators, smoke alarm and recessed spotlights.

#### **SERVICES**

Mains Water  
Electricity  
Mains Drainage  
Gas central heating from a new (2024) boiler  
Double glazing throughout

#### **PARKING**

There is parking for one vehicle on Masonic Lane just a short walk from the property.

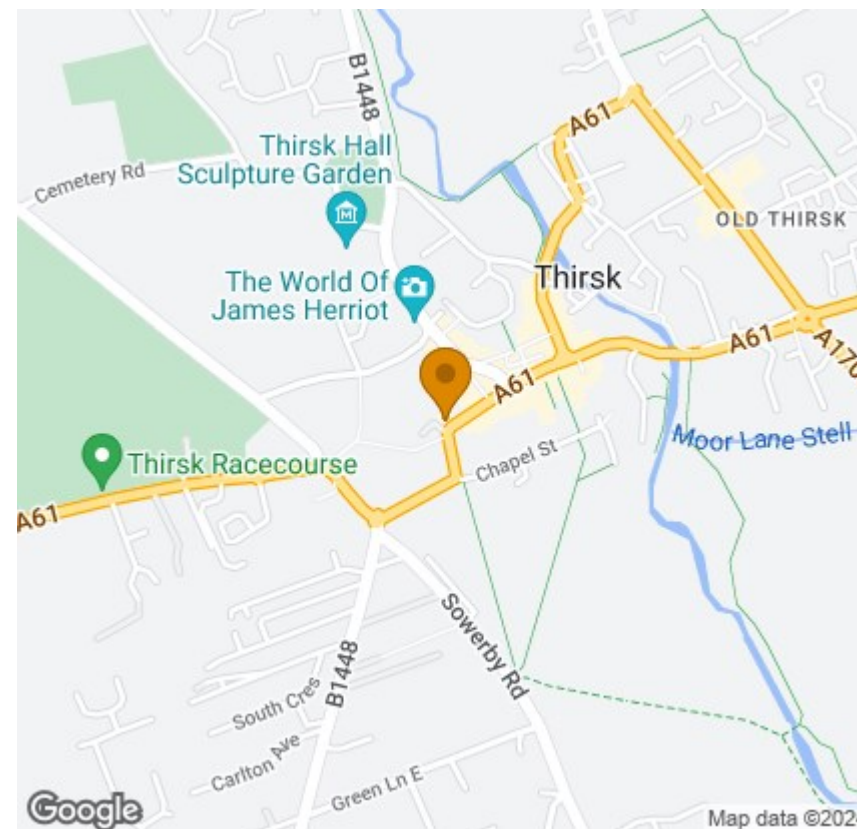
#### **ADDITIONAL INFORMATION**

Management Fees - £650.00 per year  
Ground rent - £250 per year  
985 years remaining on lease  
Council Tax Band A



## FLOOR PLAN

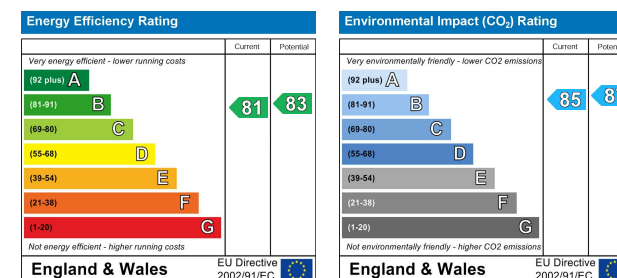
## AREA MAP



## VIEWING

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

## ENERGY EFFICIENCY GRAPH



## Joplings Property Consultants

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