



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

5 De Mowbray House Front Street, Thirsk, YO7 1JN
Guide Price £185,000

5 De Mowbray House Front Street, Thirsk, YO7 1JN

****NEW TO MARKET**** Located on the much sought-after Front Street of Sowerby is this very well-presented penthouse apartment. Offering vaulted ceilings, excellent fixtures and fittings and ease of maintenance, this property will appeal to a broad spectrum of clients and we would recommend calling the office as soon as possible to arrange a viewing.

- Penthouse Apartment
- Beamed Ceilings
- Views towards Sutton Bank
- One of only 6 apartments in the main building
- Walking Distance To Thirsk Market Place

The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), a famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

Property Description

Please be aware that the property is currently rented and we have therefore used the original marketing photographs to respect the tenant's wishes.

De Mowbray House has a grand communal entrance hall with stairs to all floors providing access to the apartment. The extremely well-presented apartment offers excellent accommodation.

The lounge has views towards Sutton Bank and also the front street through the dual aspect windows. Benefiting from high-pitched ceilings with beam work, there is definitely a feeling of space.

Open plan with the sitting room, the kitchen is well designed with base and wall units, granite work surfaces and integrated appliances. Furthermore, there is also a window to the side elevation.

There are two well-appointed bedrooms, with the main bedroom having en suite facilities and the second bedroom is currently utilised as a dressing room with a full range of fitted wardrobes.

The contemporary bathroom comprises a bath with shower, w.c., wash hand basin sink, travertine marble tiles, and recessed oak and mirror cupboard.

The reception hall allows access to all of the lounge, bedrooms and bathrooms but also has two storage cupboards giving storage capability. Within one cupboard, the gas central heating boiler is found and also worth noting is there is plumbing installed for a washing machine which removes

this from the kitchen as often is found in apartments.

Regarding storage, from the main communal entrance, there is a staircase leading to the cellar where there are six small rooms, one for each apartment, for further storage.

Important Information

The property is Leasehold

Council: North Yorkshire

Tax Band: C

EPC: D

Link for the EPC:<https://find-energy-certificate.service.gov.uk/energy-certificate/8670-6323-5870-2630-1276>

Management Fee:

We have been advised that there is an annual management fee of approximately £1,500.

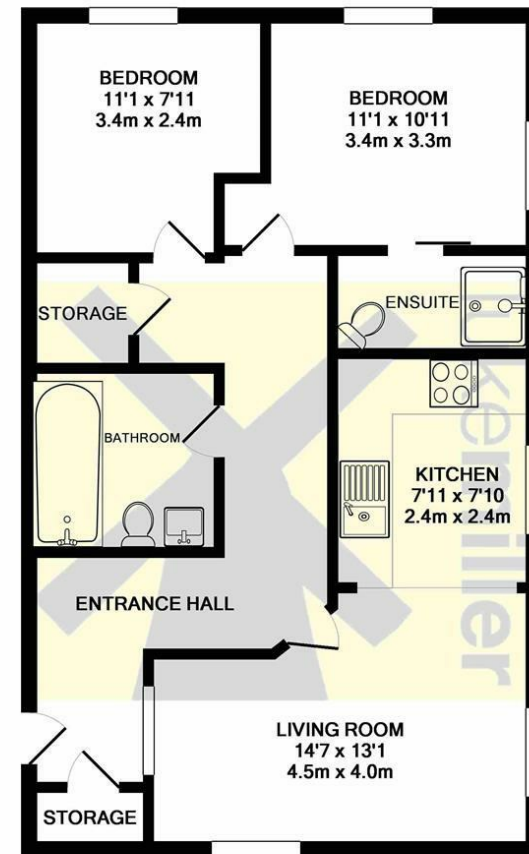
Central Heating - Gas Central Heating

Lease Terms: 150-year lease from 2006

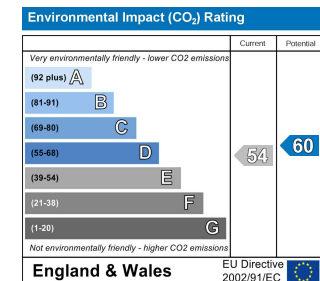
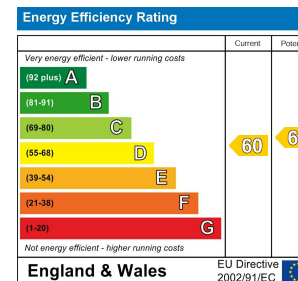
Disclaimer

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 travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2018



Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA