



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



34 Nursery Gardens, Thirsk, YO7 1FT
Price Guide £157,500

· NX13 JXB

An attractive second floor apartment is available to purchase that offers large living accommodation, designated parking and also a very short walk to the town centre. For those seeking a property with little maintenance and / or investment opportunity, we encourage you to contact the office to discuss your needs.



The Property

The apartment is accessed via a communal entrance hall with a staircase. There are two apartments on each floor and each home has a telephone entry system in place.

On entry to the apartment, an entrance vestibule leads into the hallway providing access to the living room, bathroom and two bedrooms. The living room is situated at the rear of the property and has ample space for furniture, there are also glazed doors opening inwards creating a Juliette Balcony with views over the Cod Beck River. There is also a further door to the dining kitchen which comprises fitted base and wall units, roll top work surface and a selection of integrated appliances and plumbing in place for a washing machine.

The two bedrooms are located at the front of the apartment and the primary room has the advantage of fitted wardrobes whilst the second single bedroom may be ideal for those who require an office/craft room.

The bathroom comprises a bath with a shower, w.c, and a wash hand basin sink set on a pedestal. There is also access to an airing cupboard from the hallway which provides access to the recently installed water tank and immersion heater.

This property has allocated a parking space that the vendors are using for two small vehicles.

The property is Leasehold and we are seeking the full terms of the lease
Council: North Yorkshire
Tax Band: C
EPC:
EPC Link:
Heating Electric
Leasehold - according to the homeowner 974 years left

Please note that the service charges are as follows which the vendor submitted to our office on 4.6.24

Overall charges for services, external areas, communal areas, window cleaning and also buildings insurance, per annum, £1331.76 / Block Service Charge £495.77
Ground Rent: TBC

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)

Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

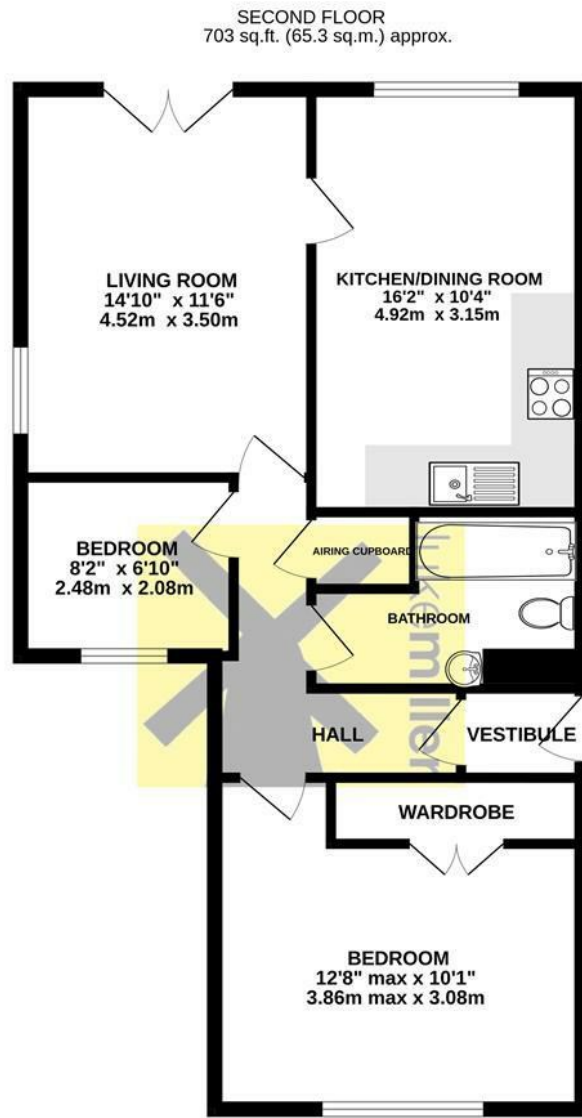
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

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.

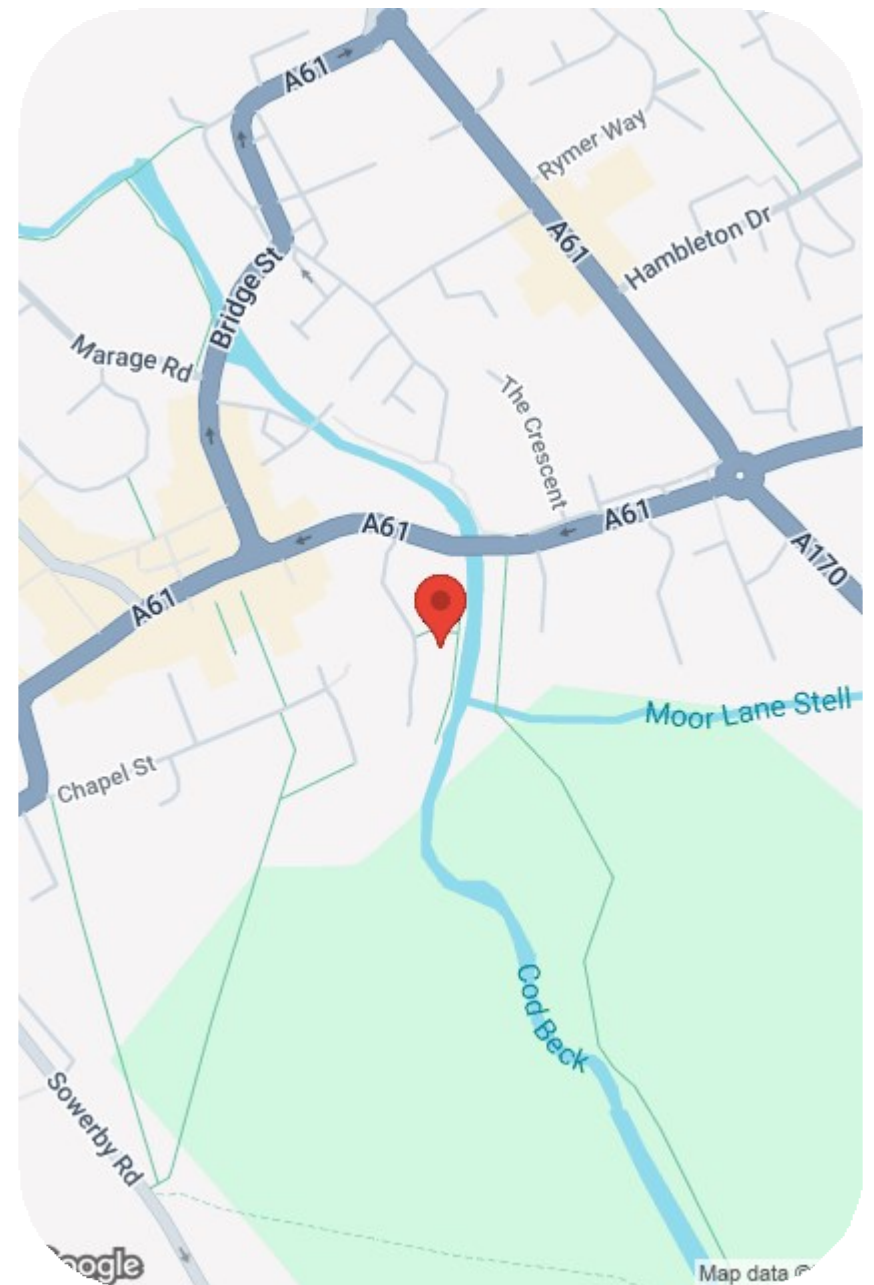






NURSERY GARDENS
TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

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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