



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



7 Orchid House Acacia Drive, Thirsk, YO7 1GT  
Price Guide £198,750

## 7 Orchid House Acacia Drive, Thirsk, YO7 1GT

A delightful ground-floor apartment offering spacious and beautifully designed living accommodation is available to purchase with no onward chain. Thoughtfully crafted for accessibility, this home is ideally situated within a popular development. Viewing is highly recommended to fully appreciate all that is on offer.

### The Property

This apartment is located on the Ground Floor which is accessible via the main entrance and wide hallways which creates the feel of space and also always plenty of room for accessibility.

On entry into the apartment, you are welcomed into a large entrance hallway which has doors to the open plan living/kitchen room, two bedrooms, a wet room and a useful storage cupboard. The kitchen is well equipped with ample work surface area, a stainless steel sink with mixer tap, a selection of base and wall units, and a host of integrated appliances (ceramic hob and electric oven and grill, fridge freezer and dishwasher), there is also plumbing for a washing machine. Open plan with the kitchen is the living area which has ample space for furniture and there is a large window to the front elevation flooding the room with natural light.

The main bedroom is very generous and will accommodate a large range of free standing furniture and also has large windows allowing ample natural light into the room. There is also access to the wet room. The second bedroom, also a double bedroom, may be ideal for a guest room or indeed craft / office if required. The wet room, accessed via the reception hall and main bedroom, is fitted with a shower, toilet and hand washbasin. This modern style of a traditional bathroom ensures plenty of space and accessibility.

All homes benefit from a beautifully landscaped communal garden, with space to relax. There is a café/bistro, garden room and residents' lounge in the main apartment building, where you can get together with friends, and a number of on-site retail units.

Council: North Yorkshire

Tax Band: C

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8406-7738-4080-6618-3996>

### Extra Care

There are staff on site who can help you to maintain your independence in a flexible manner, providing the support you need, when you need it. There is also a range of interesting and useful social, health and wellbeing activities held in the scheme that you can take part in if you wish to, such as organised activities to celebrate birthdays or other events, friends gathering for lunch, a craft event, a book club, quizzes and film or TV viewings, or the chiropodist or optician visiting the scheme (dependent on demand).

You decide how much you join in with activities and you are part of the social life of the scheme in a way that suits you. As well as living on a fabulous complex, you and your neighbours and the staff will be part of the community on site and the wider communities of Sowerby and Thirsk. Your family, friends and people from the local community, are free to come and go as they please and so the main communal areas are open during the day for anyone wishing to visit the café/bistro or take part in the social life of the scheme. The residents' areas are protected and accessible only to residents, their visitors and staff, keeping those spaces safe and secure.

### Service Charges

Care and support tailored for you, when you need it. Your home and the wider facilities are designed specifically to support you with any difficulties you may have now or in the future and, with care and support services on-site 24/7, living at Orchid House can be the right choice for people with a wide range of care and

support needs.\*\*

Services are available to all residents and are provided as part of a service charge. Some services are operated by independent businesses and are not included in the service charge.

You may at present have little or no need for care and support but are thinking ahead and appreciate the benefits of living within a supportive community in a modern, spacious home with the reassurance that your future care and support needs can be met. Or you may already have care and support needs being provided in your current home at certain points of the day, but recognise that by living in a specially designed apartment or bungalow and having care and support staff on site 24/7 (procured by Thirteen Group), who are able to deliver care in the privacy of your own home, you will be able to maintain your independence for as long as possible. At Orchid House, the care and support staff will be available to support you with flexible care, based on your current requirements and wishes that can adapt with you as your needs change over time.

### Regarding Charges

We have been informed of the following by the vendor:

The service charges do include building insurance, external gardens (not the private rear gardens to the bungalows) external window cleaning, communal areas within the principal building, facilities on the principal building, access to the popular Bistro and also a 24 / 7 nurses call out.

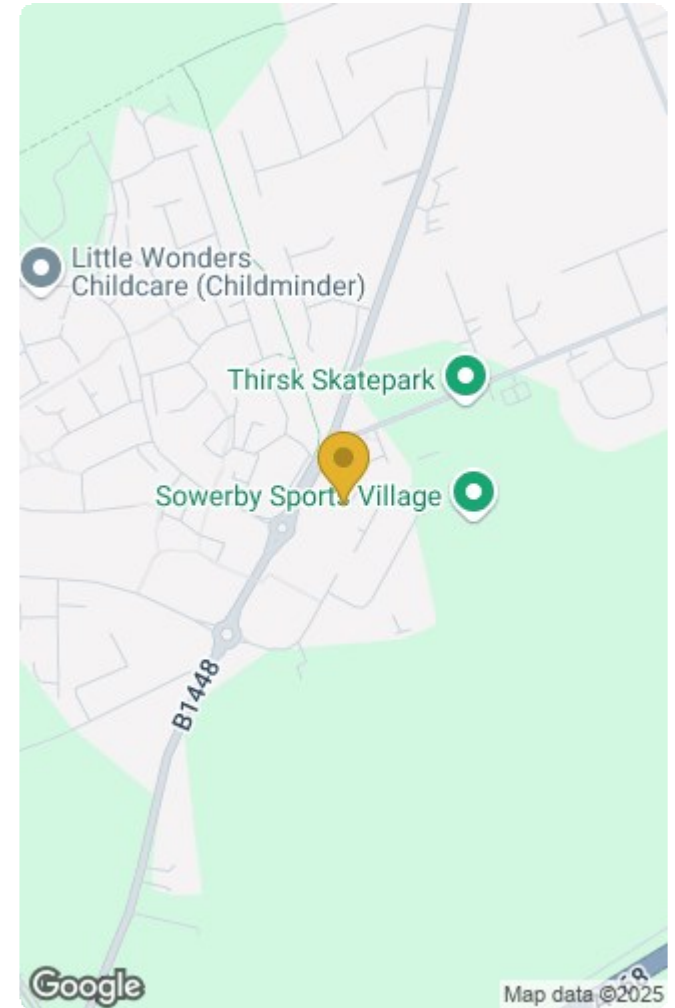
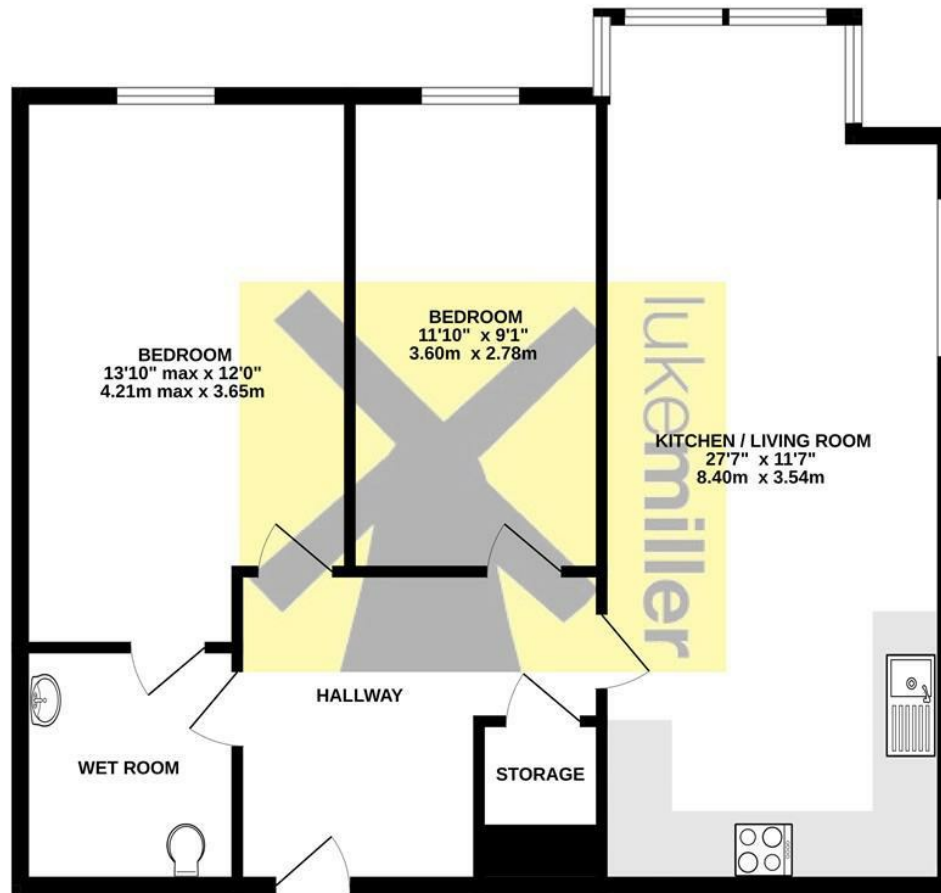
Charged at £469.00 p.c.m.

### Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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