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44 Rowan Court, Thirsk YO7 1GD

This over 60's retirement apartment is situated on the first floor with french doors opening onto a Juliette balcony with stunning views. The apartment has been superbly presented by its current owner and is situated close to local amenities. The property offers a wealth of additional features for the buyer including an intercom entry system, residents lounge & kitchen, guest suite, car park, landscaped gardens, resident house manager, emergency call system, lift to all floors and laundry room. The apartment offers an entrance hall with storage cupboard, a lounge/ diner, a kitchen with integrated appliances, a modern shower room/ w.c., a master bedroom with fitted wardrobe, 24 hour careline points in each room, double glazing and electric storage heating. Viewing is recommended to appreciate the size, features and fittings of the accommodation on offer. Energy rating ' C'. Council Tax Band B Hambleton District Council.

£105,000

LOUNGE/DINER

17 x 13 max (5.18m x 3.96m max)

With rear facing UPVC double glazed french doors onto Juliette balcony, electric fireplace and storage heater.



KITCHEN

8'7 x 7'8 (2.62m x 2.34m)

With rear facing UPVC double glazed window, integrated dishwasher, fridge freezer, washing machine, a range of wall draw & floor units, electric hob, sink + drainer and a storage heater.



SHOWER ROOM

6'11 x 5'8 (2.11m x 1.73m)

With shower cubicle, vanity sink unit, low level WC and fitted wall units.



BEDROOM

17 x 9'3" (5.18m x 2.82m)

With rear facing UPVC window, built in wardrobes and a storage heater.



ENTRANCE HALL



LAUNDRY ROOM



COMMUNAL LOUNGE



COMMUNAL GARDENS



LEASEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is leasehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

VIEWING

Viewing is Strictly By Appointment Only.

GROUND FLOOR



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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