



**James Winn**  
**Estate Agents**

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### **17 Castlegate Mews, Thirsk YO7 1HL**

For Sale is this first floor apartment is situated in Thirsk Market Place with views over the Market Place to the hills and to the rear over a lovely large communal garden and parking space. The property is presented in great order and comprises of an entrance hall with telecom entry system, a living room, a fitted kitchen with space for a small table, two double bedrooms including a good sized master with contemporary fitted wardrobes and a house bathroom/ w.c.. To the exterior of the property there is the aforementioned communal garden with mature trees, grass and a deeded and numbered parking space for two vehicles. The property has the benefit of double glazing and gas central heating via a combi-boiler. EPC rating C, Council tax band A.

Leasehold - Lease is 250 years from and including 21st May 2004, £100 Ground Rent payable per annum, Management Charges are approx £1510.00 per annum.

**Offers In The Region Of £135,000**

### LOCATION

Set in a quiet private Mews tucked away just outside Thirsk Market Place. The complex has large gardens with mature trees and seating areas. Local schools, shops, supermarkets and leisure facilities are all available within walking distance. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

### DIRECTIONS

Viewers are invited to contact the office for directions.

### ENTRANCE HALL

3'0" x 14'8" (0.92 x 4.48)

With built in storage and a radiator.

LOUNGE/DINER

12'9" x 17'10" (3.89 x 5.45)

With front facing double glazed window, TV point and a radiator.



**KITCHEN**

8'6" x 10'5" (2.60 x 3.18)

With rear facing double glazed window, gas hob, oven, plumbing for dishwasher & washing machine and a tiled splash back.



**BEDROOM ONE**

12'9" x 13'7" (3.89 x 4.15)

With front facing double glazed window, two built in wardrobes and a radiator.



### BEDROOM TWO

8'5" x 10'11" (2.57 x 3.34)

With side facing UPVC double glazed window and a radiator.



### BATHROOM

8'5" x 5'9" (2.57 x 1.77)

With low level WC, pedestal wash hand basin, paneled bath with shower over and a radiator.

### COMMUNAL GARDEN



EXTERNALLY

With allocated parking for 2 vehicles



## CLAUSES

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 freehold 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. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

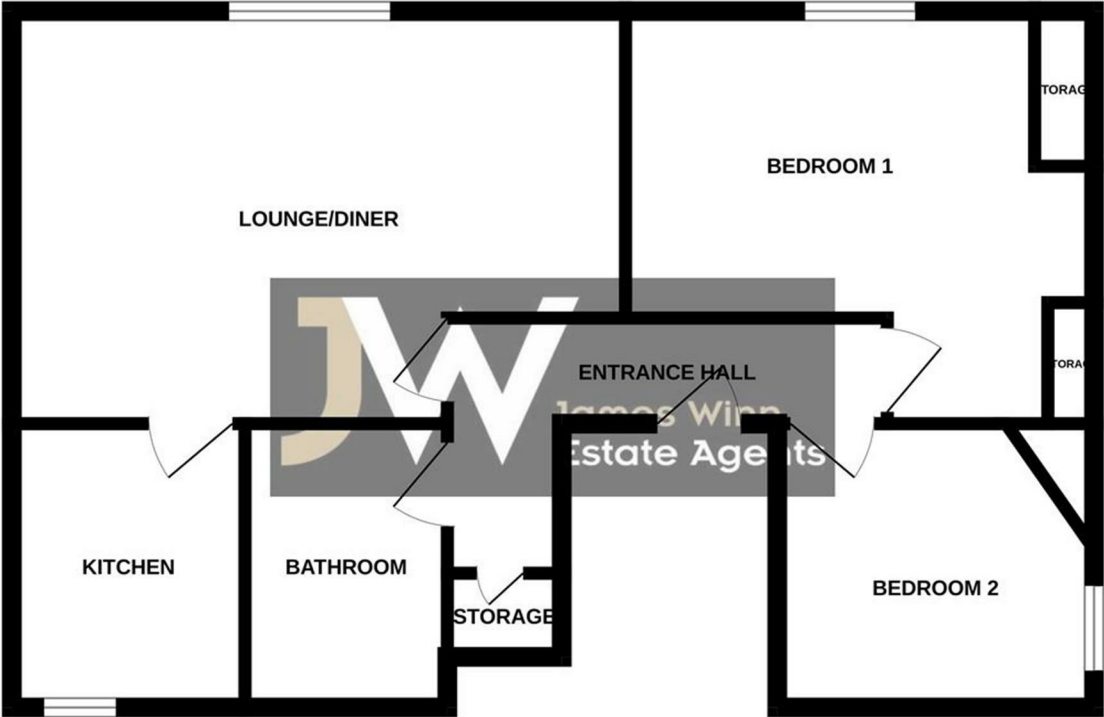
## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## LEASEHOLD

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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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