



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

thirsk@jameswinn.co.uk



36 Nursery Gardens, Thirsk YO7 1FT

An opportunity to rent this large third floor apartment situated just outside Thirsk Market Place. The apartment has been well presented by its current owner to provide accommodation including a secure communal entrance hall with intercom, an entrance hall, a lounge, a modern fitted kitchen with integrated appliances, two bedrooms and a shower room with three piece white suite. To the exterior of the property there is allocated parking. The vendors are happy including the free standing Fridge/Freezer, Washing Machine as well as the double bed in the sale.

With the benefits of electric heating, double glazing and views over countryside, viewing is recommended to appreciate the size, presentation and location of the accommodation on offer with no onward chain.

EPC 'C' Council Tax Band 'C' NO PETS

£750 PCM

LOCATION

Situated within walking distance of the town centre on a modern, private development. Local schools, shops and leisure facilities are all available within the surrounding area. 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

From the Market Place on foot proceed along Finkle Street and take the right hand turn before the bridge, past the car park and into Nursery Gardens to where the property is located on the left hand side.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

With entrance door, lockable letterboxes and intercom entry.

ENTRANCE HALL

With storage heater, access to the loft space via ladders, and large airing cupboard housing the hot water cylinder.

LOUNGE

13'11" x 11'8" (4.25 x 3.56)

With double glazed windows to the rear, with a view across countryside and Cod Beck, storage heater, door to hallway.



KITCHEN

10'4" x 7'11" (3.15 x 2.41)

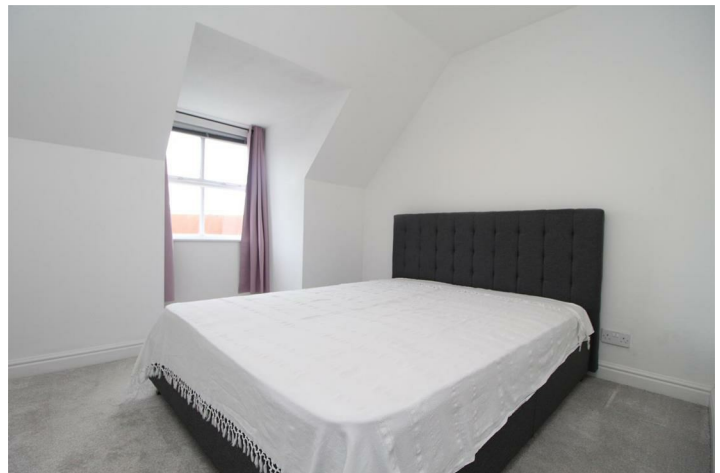
Including a modern fitted range of wall and base units incorporating work surfaces, sink unit with mixer taps over, integrated oven, electric hob & extractor hood, fridge/freezer, washing machine, storage heater and velux window to the rear. Both the freestanding fridge/freezer and the washing machine can be included in the sale.



BEDROOM 1

10'4" x 8'11" (3.15 x 2.72)

With double glazed window to the front, and storage heater.



BEDROOM 2

6'11" x 8'5" (2.11 x 2.59)

With double glazed window to the front and storage heater.



SHOWER ROOM

6'11" x 5'7" (2.11 x 1.71)

Including a three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, extractor, heated towel rail, and double glazed window to the side .



PARKING

There is allocated, private parking in the grounds.

EXTERNAL



COMMUNAL AREAS

The property is accessed over well maintained communal areas and garden fronting onto Cod Beck.

VIEW BY APPOINTMENT

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 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 home information packs and EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

FREE VALUATION SERVICE

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 teams in Thirsk or Northallerton on 01845 524488 or 01609 777125 to book an appointment.

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 advisor. 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.

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.

GROUND FLOOR

