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9 Rowan Court Long Street, Thirsk YO7 1GD

New to Rowan Court, this ground-floor over 60's retirement apartment features French doors opening onto an enclosed and private outdoor area. The apartment has been cosmetically improved 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 with French doors to the front aspect, a kitchen with integrated appliances, a modern shower room/w.c., a master bedroom with fitted wardrobe, a second bedroom with window to front aspect, 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 C Hambleton District Council.

Asking Price £130,000

LOCATION

Situated within walking distance of the town centre set on large communal gardens. The apartment is on the ground floor with a door to the entrance garden. 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

Leaving Thirsk via Millgate proceed through St. James Green and turn left at the mini roundabout onto Long Street. Take the right hand turn onto Rowan Court.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With large storage cupboard housing the hot water boiler and intercom door entry system.



LOUNGE

17'5" x 10'5" (5.33m x 3.20m)

With double glazed patio door and double glazed window to the garden elevation, television & telephone points, coving to the ceiling, coal effect electric fire, storage heater and glazed double doors leading to the kitchen.



KITCHEN

7'4" x 7'3" (2.24m x 2.21m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, underlighting, single drainer sink unit with mixer taps over, integrated electric oven & hob with extractor hood over, freezer, fridge, wall mounted fan heater, part tiled walls and double glazed window to the garden elevation.



BEDROOM

13'1" x 9'1" (3.99m x 2.77m)

With double glazed window to the garden elevation, fitted wardrobes with mirror fronted doors, coving to the ceiling, television point and storage heater.



BEDROOM 2

13'1" x 6'9" (3.99m x 2.08m)

With double glazed window to the garden elevation, coving to the ceiling and slimline heater.



BATHROOM

Including a three piece modern suite comprising of a double shower cubicle and glass screen, pedestal wash hand basin set with vanity unit and low level w.c. Heated towel rail, wall mounted fan heater, extractor fan and shaver point.



LAUNDRY ROOM



COMMUNAL ENTRANCE

Secure communal entrance door with intercom entry system and access to the lift.



RESIDENTS LOUNGE

There is a stunning resident lounge with its own kitchen and also a superb laundry facility with ample machines for the residents if required.



COMMUNAL GARDENS

The property is offered with superb communal gardens which are maintained to the highest level and offer a lovely sanctuary. There are pathways and benches scattered around so that residents can enjoy them as if they were their own.



PARKING

There is a car park to the exterior of the property.

VIEWING

Viewing is Strictly By Appointment Only.

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.

MORTGAGE 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 based. 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.

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.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: Please ask agent as it varies on property size.

WATER METER: Yes

PARKING ARRANGEMENTS: Site parking for residents and guests.

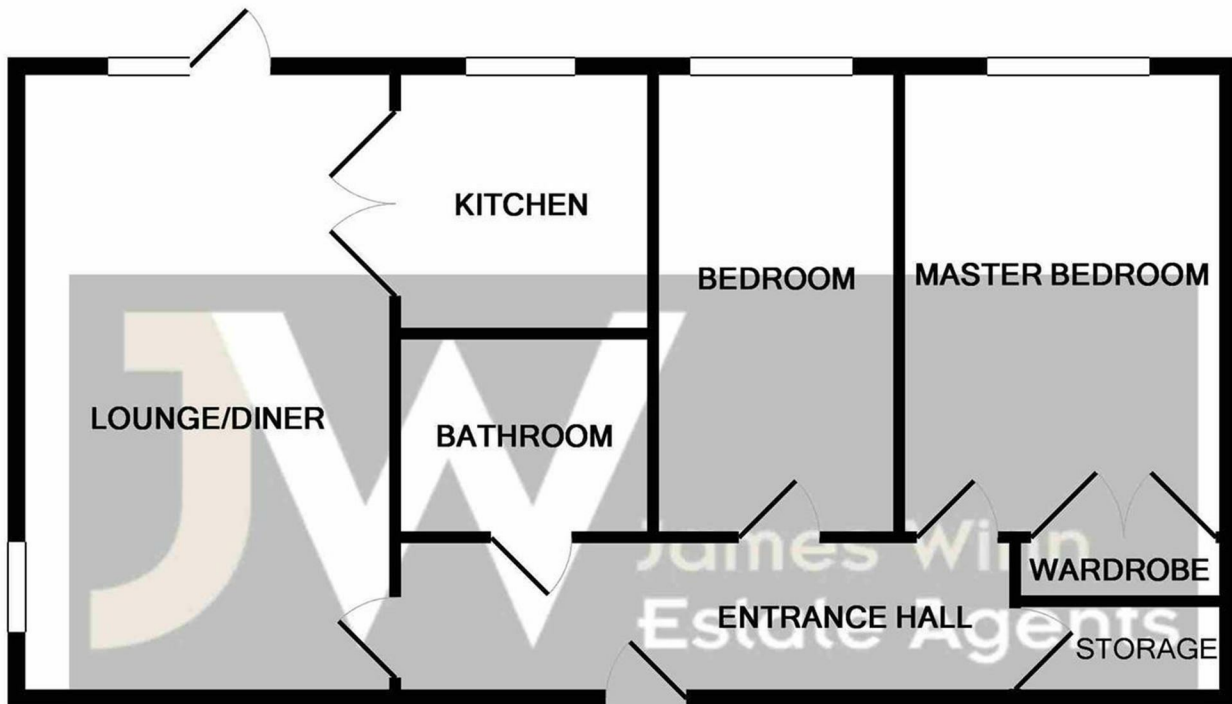
BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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