



James Winn
Estate Agents

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57 Rowan Court Long Street, Thirsk YO7 1GD

This top-floor over 60's retirement apartment is offered to the market with no onward chain. 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 two storage cupboards, a lounge/diner with window to the front aspect, 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.

Council Tax Band - B
EPC - B

£85,000

LOCATION

Situated within walking distance of the town centre set on large communal gardens. 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



LOUNGE / DINER

With double glazed window to the front elevation, television & telephone points, coving to the ceiling, storage heater and glazed double doors leading to the kitchen.



KITCHEN

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 front elevation.



BEDROOM

With double glazed windows to the front elevation, fitted wardrobes with mirror fronted doors, coving to the ceiling, television point and storage 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., wall mounted fan heater, extractor fan and shaver point.



COMMUNAL ROOMS

There is a stunning resident lounge with its own kitchen and also a superb laundry facility with ample machines for the residents if required. Secure communal entrance door with intercom entry system and access to the lift.



EXTERNAL

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



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.

DISCLAIMER

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. 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.

VALUATION SERVICES

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.

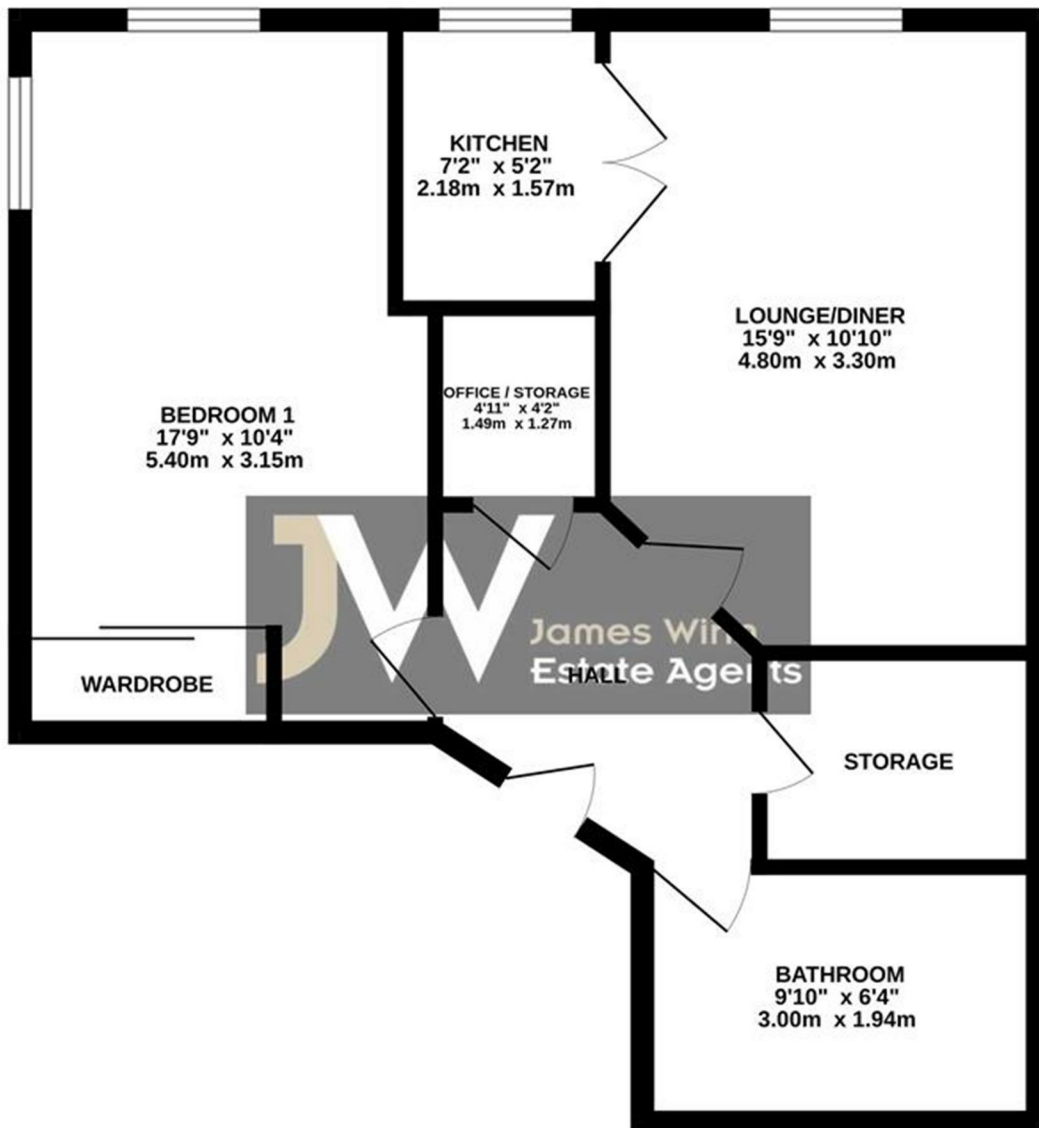
MORTGAGE & FINANCIAL ADVICE

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 strictly by appointment.

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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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