



47 Rowan Court

Long Street, Thirsk, North Yorkshire, YO7 1GD



Robin Jessop

A WELL MAINTAINED, TWO BEDROOM FIRST FLOOR APARTMENT

- Spacious First Floor Apartment
- Two Bedrooms
- Living Room with Juliette Balcony Overlooking the Communal Garden
- Exclusive Over 60's Retirement Apartment
- Close to Thirsk Town Centre
- Guide Price: £125,000

SITUATION

Thirsk Market Place 10 minute walk. 11 miles to Northallerton, 12 miles to Ripon, 14 miles to Helmsley, 23 miles to Harrogate and 23 miles to York.

Thirsk is a popular market town within North Yorkshire, offering a range of shops, cafes, public houses and restaurants. The location is very accessible on the edge of the A19 and A168, making commuting a simple task. The location benefits from Thirsk railway station, which offers regular connections to London Kings Cross, York, Leeds and Doncaster via either the Grand Central Line or the Transpennine Express.

DESCRIPTION

47 Rowan Court is an over 60's retirement apartment located within the centre of Thirsk. This first floor apartment benefits from light and airy accommodation which comprises a spacious living room with electric fire and Juliette balcony, a fitted kitchen with a good range wall and base units, oven, ceramic hob and an undercounter fridge and freezer.

Across the inner hall there are two double bedrooms and the bathroom with a shower over the bath. Usefully, the main bedroom has built in wardrobes and there are two further storage cupboards in the hallway. Excellent views of the communal gardens and the Hambleton Hills beyond can be enjoyed from the living room and bedroom windows.

Being part of a residential facility, the property has the added benefit of a communal resident's lounge, landscaped gardens and a laundry room. There is also an intercom entry system, a lift to all floors, an emergency call system and a porter.



GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///hails.serenade.presented

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

The property is leasehold and vacant possession will be given upon completion. There is 125-year lease from 2007. There is approximately 108 years left on the leasehold. The title is registered with the Land Registry.

ADDITIONAL INFORMATION

Ground Rent: tbc

Maintenance Charge: tbc

COUNCIL TAX

Band C.

SERVICES

Mains electricity. Mains water. Mains drainage. Electric heating.

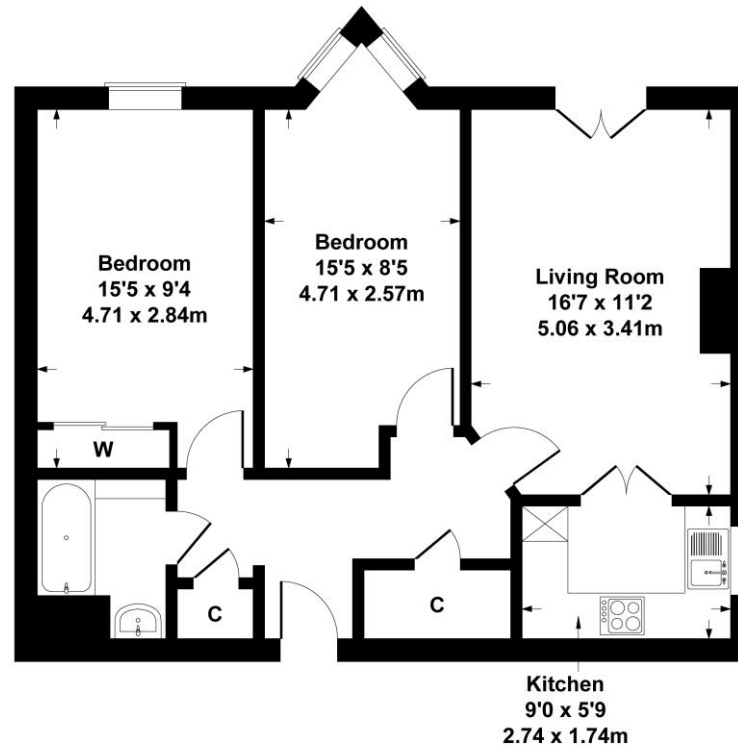
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



47 Rowan Court, Thirsk, YO7 1GD

Approximate gross internal area
689 sq m - 64 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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