



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



2 Millbank Court Station Road, Thirsk, YO7 1QH
Price Guide £85,000

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This charming park home offers the ideal opportunity for those seeking a tranquil lifestyle close to a vibrant market town and a convenient train station. Whether you're looking for a full-time residence or a second home, this property should not be missed.

The Property

Upon entry, the hall provides access to the kitchen, bedrooms, and shower room. While the kitchen is slightly dated, it boasts plenty of storage space, ample countertop work areas, and a variety of appliances. There are windows on two sides, allowing natural light to flood the space, and open access to the living room. Importantly, there's room for a dining table and chairs, perfect for family meals or entertaining.

The living room is well-designed with the main feature being the French doors leading out to the decked, covered porch. Not only for the enjoyment of the south facing elevation but extending the foot print of the property.

The primary bedroom is located on the opposite side of the home and offers a generous double room, while the second bedroom is a single/craft room. Completing the property is a practical shower room with a step-in shower cubicle, WC, and a pedestal sink.

Externally

The plot provides the opportunity for a beautiful front garden, with space for decorative landscaping, while the rear offers useful storage. Ample parking is available to the right-hand side of the home, ensuring convenience for residents and visitors alike.

Council: North Yorkshire

Tax Band: A

Important Information

The home is freehold and we have been informed of the following:

Please also note that when a property is sold, the owner of the owner whole site, the leasehold owner of the site, receives 10% of the agreed sale price payable upon completion.

There is also a site requirement for a purchaser of a minimum of 50 years old.

According to the vendors the Ground Rent is £157 p.c.m.

The water is paid in March and September and currently £117.50 approx.

Sewerage is paid to Yorkshire Water and the vendors pay £14 p.c.m.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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