







## **Accommodation**

A spacious and beautifully presented two bedroom first floor apartment, located on a quiet and highly sought after development, just a short walk from the centre of Thirsk and also offering a lovely outlook.

The apartment has been much improved by the current owner, creating a turn-key property, which is ready to move into.

The property's location is well served, with an array of shops and amenities readily available, being less than a mile from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short walk away.

On the ground floor, a phone entry system gives access to the communal entrance hall, with stairs rising to the upper floors and an entrance door leading to the private entrance hall, with a handy storage cupboard. The good size lounge/diner offers two windows and an electric fire. The kitchen comes stylishly fitted with a range of modern wall and base units, plus some integrated appliances. There are two good size double bedrooms, one with fitted wardrobes and the part tiled bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over. The apartment is double glazed and modern electric heating has been fitted.

Externally the apartment enjoys a lovely setting, including a lovely open outlook, over well kept ground. The apartment offers an allocated parking space, whilst a bin and bike store, are also available.

Ready to move into, this comfortable apartment is assured to appeal to a variety of purchasers, not least first time buyers and investors, whilst the property is also offered for sale with no onward chain.



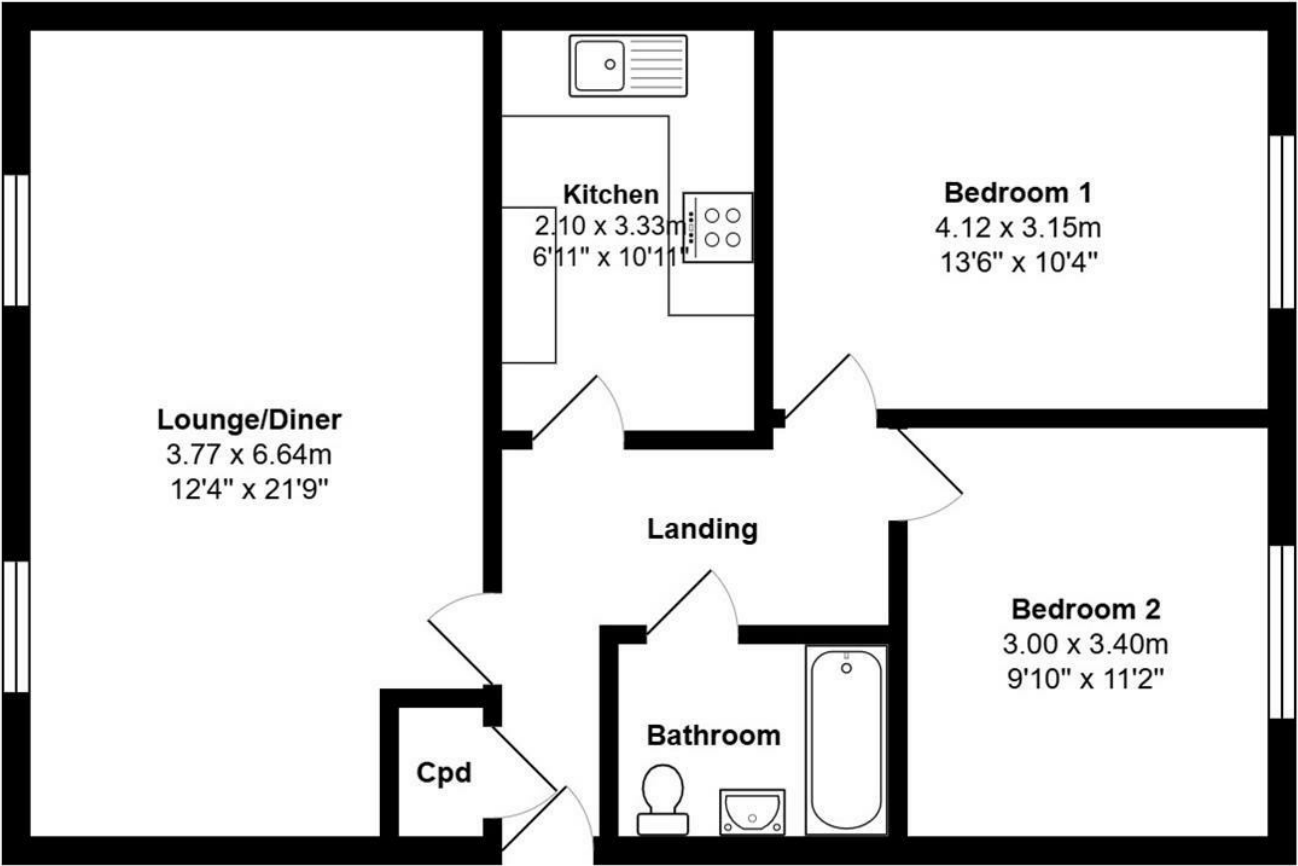




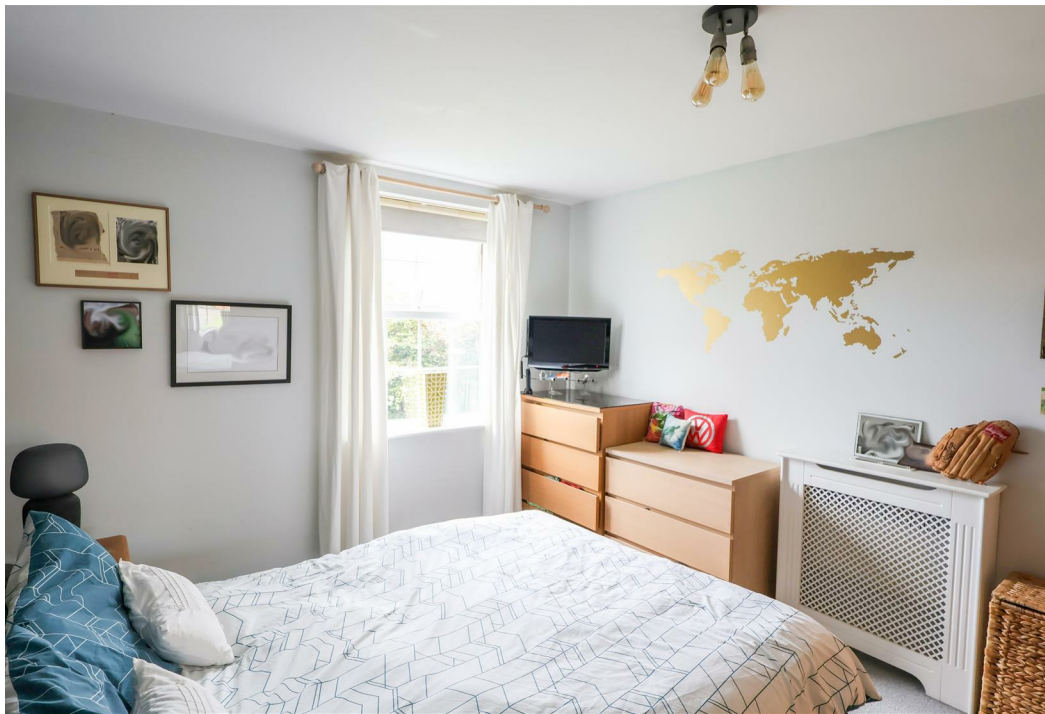




Floorplan

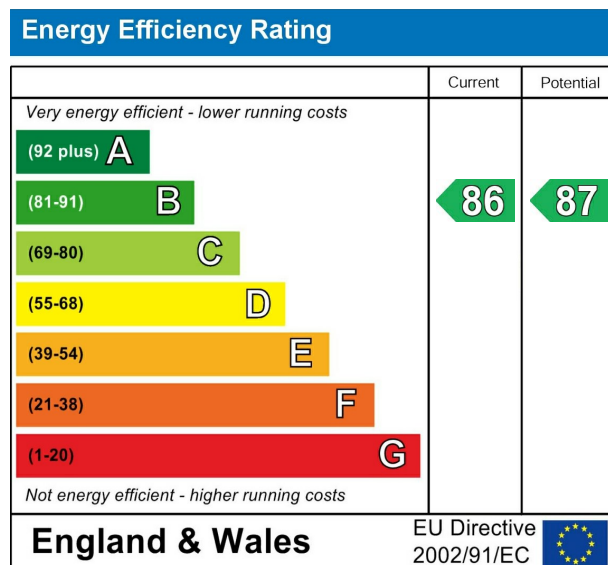








## EPC



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**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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