



**Orchid House, Acacia Drive, YO7**

**Asking Price: £198,000**

# Orchid House, Acacia Drive, Thirsk, North Yorkshire, YO7

James Winn are delighted to offer to the market with no onward chain, this well presented two bedroom ground floor flat located in a sought-after development in Thirsk.

This property offers two bedrooms, a wet room, storage cupboard and a large kitchen/living/dining room.

The property is situated in a prime location, offering easy access to local amenities and transport links. This delightful apartment presents a fantastic opportunity buyers, viewing is highly recommended.

At the time of Instruction, we have been advised by the vendors of the following information:

Service Charge, Ground Rent & Buildings Insurance: £TBC  
Lease - TBC  
Council Tax Band C - North Yorkshire Council  
EPC Rating B

The above information may be subject to change during the transaction period.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**Situation:**

Orchid House is set within the popular residential area of Sowerby, a well-connected and sought-after village immediately adjoining the historic market town of Thirsk in North Yorkshire.

Positioned on Acacia Drive, the development lies on a quiet, attractive street close to local amenities and community facilities, with excellent accessibility to everyday services. Thirsk Market Place and the town centre — known for independent shops, cafés and the World of James Herriot visitor attraction — are only a short stroll away, making Orchid House ideal for those seeking convenience combined with peace and village charm.

The location benefits from good transport links, with easy access to the A19/A168 for links to York, Harrogate and beyond, and Thirsk railway station nearby providing connections to major cities.

Orchid House itself is part of a modern residential development offering independent living with communal facilities, set within landscaped grounds that contribute to a pleasant, community-focused environment.

**Directions:**

Start at Thirsk Market Place in the centre of Thirsk.

Head south-east along Westgate out of Market Place.

Continue to the mini roundabout and go straight over onto Topcliffe Road.

Follow Topcliffe Road as it heads out of the town towards Sowerby.

Look for the left turn onto Gravel Hole Lane.

After a short distance, turn right onto Acacia Drive.

Orchid House will be on Acacia Drive in Sowerby

**The Accommodation Comprises****Entrance Hall:****3.13 x 3.80**

Carpet, access to all rooms & storage cupboard.

**Bathroom:****2.57 x 2.30**

Lino, W/C, basin, wet room.

**Bedroom 1:****3.37 x 4.24**

Carpet, 2x double glazed windows.

**Bedroom 2:****2.66 x 3.59**

Carpet, double glazed window.

**Kitchen/Living/Dining Room:****8.13 x 3.85**

Carpet & lino, worktops, cupboards, appliances, 6x double glazed windows.

**External:**

Communal areas & parking.

**Extra Care:**

There are staff on site who can help you to maintain your independence in a flexible manner, providing the support you need, when you need it. There is also a range of interesting and useful social, health and wellbeing activities held in the scheme that you can take part in if you wish to, such as organised activities to celebrate birthdays or other events, friends gathering for lunch, a craft event, a book club, quizzes and film or TV viewings, or the chiropodist or optician visiting the scheme (dependent on demand).

You decide how much you join in with activities and you are part of the social life of the scheme in a way that suits you. As well as living on a fabulous complex, you and your neighbours and the staff will be part of the community on site and the wider communities of Sowerby and Thirsk. Your family, friends and people from the local community, are free to come and go as they please and so the main communal areas are open during the day for anyone wishing to visit the café/bistro or take part in the social life of the scheme. The residents' areas are protected and accessible only to residents, their visitors and staff, keeping those spaces safe and secure.

Service Charges - Care and support tailored for you, when you need it. Your home and the wider facilities are designed specifically to support you with any difficulties you may have now or in the future and, with care and support services on-site 24/7, living at Orchid House can be the right choice for people with a wide range of care and support needs.\*\*

Services are available to all residents and are provided as part of a service charge. Some services are operated by independent businesses and are not included in the service charge.

You may at present have little or no need for care and support but are thinking ahead and appreciate the benefits of living within a supportive community in a modern, spacious home with the reassurance that your future care and support needs can be met. Or you may already have care and support needs being provided in your current home at certain points of



the day, but recognise that by living in a specially designed apartment or bungalow and having care and support staff on site 24/7 (procured by Thirteen Group), who are able to deliver care in the privacy of your own home, you will be able to maintain your independence for as long as possible. At Orchid House, the care and support staff will be available to support you with flexible care, based on your current requirements and wishes that can adapt with you as your needs change over time.

Regarding Charges - We have been informed of the following by the vendor:

The service charges do include building insurance, external gardens ( not the private rear gardens to the bungalows) external window cleaning, communal areas within the principal building, facilities on the principal building, access to the popular Bistro and also a 24 / 7 nurses call out. Charged at £469.00 p.c.m.

**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 solar panels, mains electricity, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: £469PCM

WATER METER: Not known

PARKING ARRANGEMENTS: Allocated Parking

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: N/A

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.

**Clauses:**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warrant measurements are approximate and intended as a guide only. All our measurements are carried be subject to a margin of error. 3/ We believe the property is freehold but we always recommen to purchase the property. 4/ Fixtures and fittings other than those included in the above details negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability

**Mortgage & Financial Services:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage team will be pleased to make you an appointment with an independent mortgage advisor based your home is at risk if you do not keep up repayments on a mortgage or other loans secured on

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		