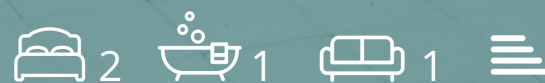




40 Orchid House, Acacia Drive, Thirsk YO7
Guide Price £209,950



JOPLINGS
Property Consultants



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40 ORCHID HOUSE, ACACIA DRIVE

THIRSK, YO7 1GT

Joplings are delighted to welcome to the market a large and modern spacious over 55s apartment situated on the new development of Orchid House. This property offers comfortable and spacious throughout, and benefits from a substantial private balcony. The accommodation comprises of an entrance hallway; open plan lounge and kitchen, two bedrooms and a wet room. There is underfloor heating throughout the property. Orchid House has a number of communal areas including sitting rooms, a quiet room, a garden room, a buggy store and an on site Bistro. There are a range of assisted living/ health care packages available within the complex. The apartment has a door entry intercom system and 24 hour emergency response alarm. Viewing is highly recommended. The property is offered with no onward chain.

LIVING INDEPENDENTLY AT HOME

At Herriot Gardens Extra Care Housing scheme, you will have your own spacious, self-contained and well-appointed apartment or bungalow, within a supportive community that is professionally staffed. There will be 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 will be 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 in a fabulous building, you, 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.

Guide Price £209,950



CARE & SUPPORT TAILORED TO YOU

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, living at Herriot Gardens can be the right choice for people with a wide range of care and support needs. 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 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 (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 Herriot Gardens, 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.

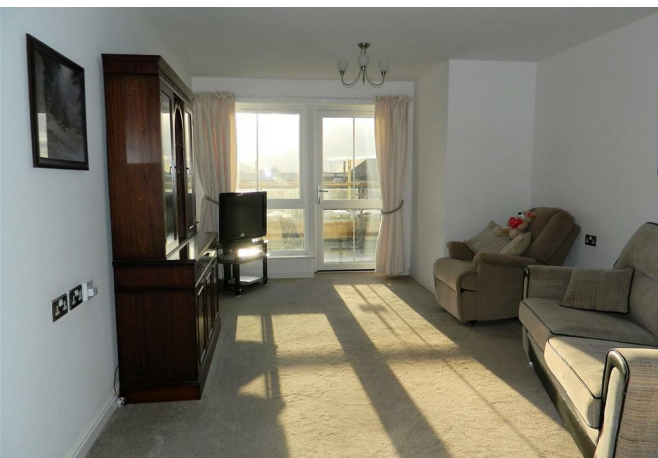
Directions

Exit Thirsk market place via Westgate and at the mini roundabout go straight over. Continue down Topcliffe Road and take the left hand turn onto Gravel Hole Lane and then right onto Acacia Drive.

If travelling north on the A168 exit the carriage way at the first junction for Thirsk. Go past the Premier Inn and Aldi and take the first turning on the right onto Gravel Hole Lane and then right onto Acacia Drive.

Entrance Hallway

Large entrance hallway with a spacious storage cupboard housing the electric mains board. Heating control panel, room thermostat control and Tunstall call alarm.





Lounge

UPVC double glazed door with full length window to the side, leading out on to a large balcony with far reaching views. Room thermostat control, BT point and TV point.

Kitchen

Modern fitted high gloss kitchen, with a range of base and wall units and coordinating marble effect work surfaces. Integrated appliances comprising of a fridge freezer, Zanussi dishwasher, Zanussi electric induction hob and extractor hood and a Zanussi electric cooker. Space and plumbing for a washing machine. Stainless steel 1 1/2 bowl sink with a mixer tap. Vent-Axia extractor fan to the ceiling. Recessed spotlights.

Wet Room

Part tiled walls with a hand wash basin, low level flush WC, shower area with curtain rail and wall mounted mirrored vanity cupboard. Shaver point. Recessed spotlights. Extractor fan.

Bedroom One

Full length UPVC double glazed windows to the front. Room thermostat control and TV point. Door leading through to the bathroom.

Bedroom Two

UPVC double glazed window to the front. Room thermostat control and TV point.

Balcony

A private newly paved balcony spanning the full length of the apartment. Far reaching views over the North Yorkshire countryside.

Service Charge

The monthly service charge is approximately £375.00 per month. The service charge covers the cost for building maintenance, heating, lighting and cleaning of all the communal areas. All utilities are separate.

Assisted Living/Healthcare

There are a wide range of care packages available please visit <http://herriotgardens.co.uk/extra-care> for more information.

Communal Areas

Within Orchid House there are various communal areas including sitting rooms, a quiet room, a garden room and a bistro. There is a number of clubs and organised social activities. There is also a buggy store and a guest flat for a nominal charge per night.

Viewings

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk, North Yorkshire, YO7 1HD. Telephone: 01845 522680.

Opening Hours

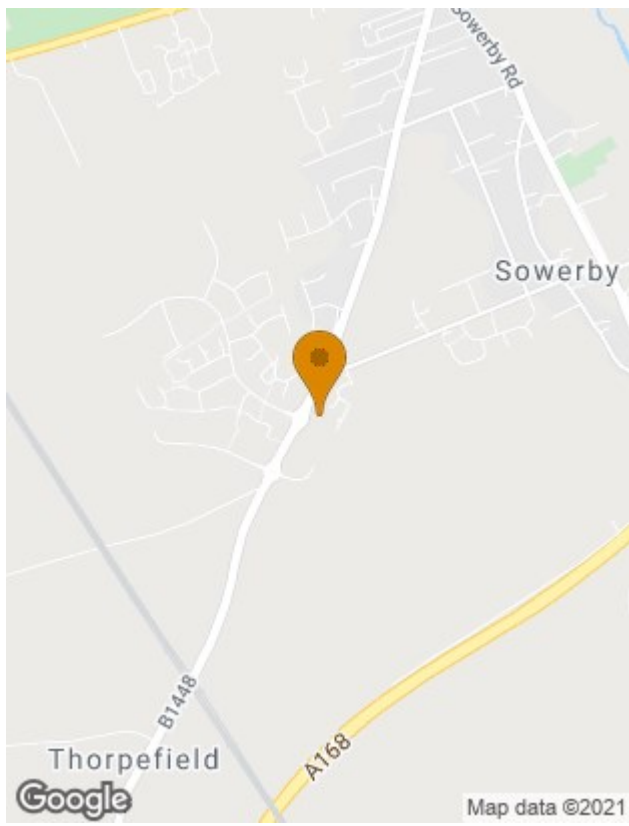
Thirsk:
Mon - Fri - 9am - 5.30pm
Saturday - 9am - 1pm
Sunday - Closed



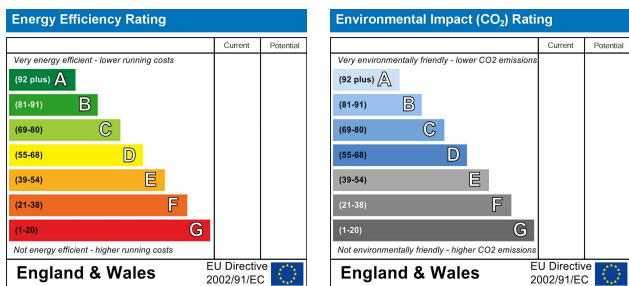


FLOOR PLANS

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.