



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



12 Beech Close, Thirsk, YO7 4QB  
Price Guide £215,000

A three-bedroom home offered to the market with no onward chain, making it a straightforward move for buyers looking to get going quickly. The house offers generous living space, three bedrooms and a family bathroom, giving plenty of room to live, work or grow into. Outside there are gardens and a garage for storage or parking.



### **The Property**

Entry to the home is through an entrance hall which provides access to the principal ground floor accommodation, including the living room, cloakroom and staircase rising to the first floor.

Positioned to the front elevation, the living room is a well-proportioned reception space with a large window allowing for good levels of natural light throughout the day. To the rear of the property, the kitchen is fitted with a range of base and wall units providing practical storage along with ample work surface space. The kitchen is open plan to the dining area, creating a sociable layout suited to day-to-day living. The dining space comfortably accommodates a table and chairs and benefits from a window and door which open onto the rear garden.

To the first floor, the landing leads to three bedrooms and the bathroom. Two of the bedrooms are good-sized doubles, while the third is a single bedroom which would also work well as a home office or nursery depending on requirements. The bathroom is fitted with a panel bath with shower over, wash hand basin and w.c., with a tiled surround providing a practical finish.

Externally, the front garden is arranged with a flagged pathway leading to the main entrance. To the rear, the garden is laid predominantly to lawn and provides a straightforward outdoor space suitable for seating and general use during the warmer months. In addition, the property benefits from a single garage located within a nearby block, fitted with an up-and-over door, providing useful storage or parking.

The property is heated via electric heating.

The property is Freehold

Council: North Yorkshire

Tax Band: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/7301-3023-7209-9337-6204>

### **The Village Of Baldersby**

Baldersby is a well-regarded North Yorkshire village positioned between Thirsk and Ripon, offering a quieter pace of life while remaining convenient for everyday travel. The surrounding countryside provides open views and a strong rural setting, while road links allow straightforward access to nearby towns for shopping, schooling and services. For those seeking a village environment without feeling isolated, Baldersby remains a practical and appealing location.

### **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.

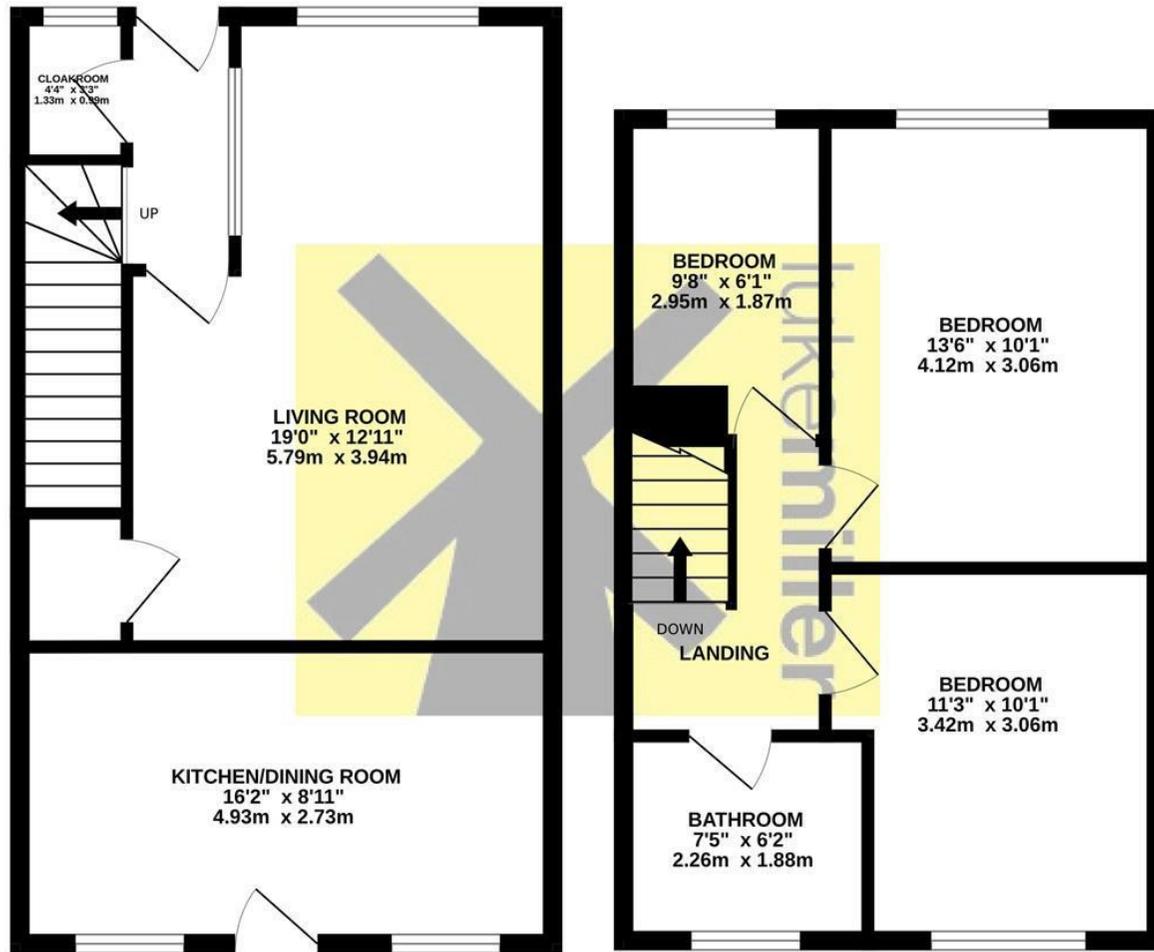
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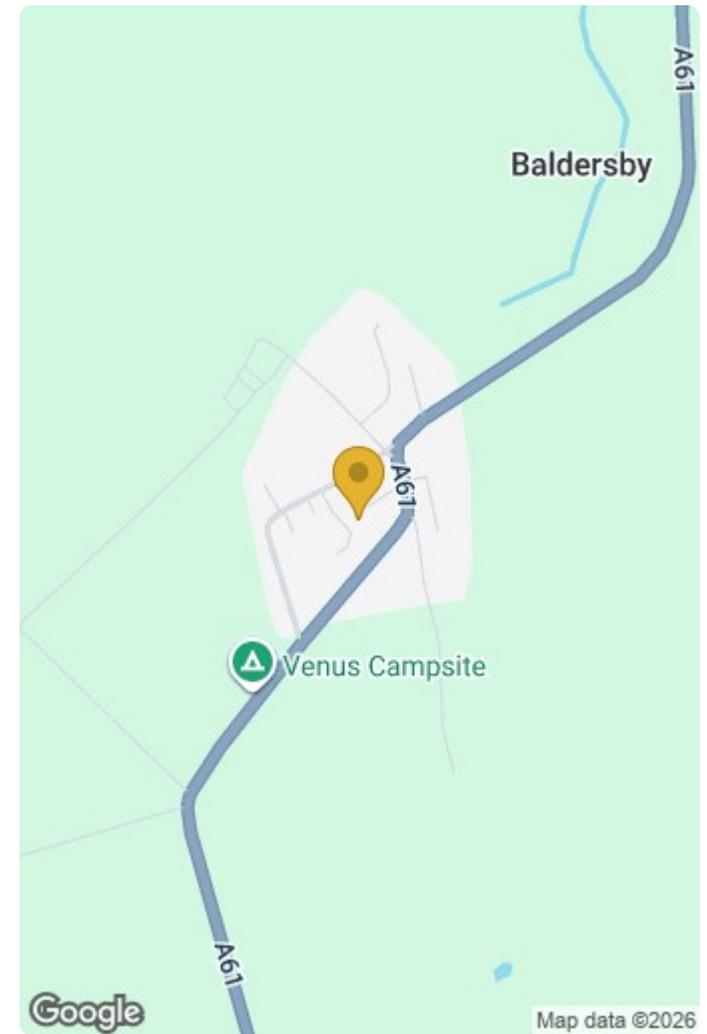
GROUND FLOOR  
452 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA