



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



41 Meadowfield, Thirsk, YO7 1TH
Price Guide £245,000

A two-bedroom second-floor apartment in the popular Meadowfields development with lift access. The layout includes a reception hall, lounge/diner, fitted kitchen, two bedrooms, and a modern wet room. Residents enjoy on-site amenities and a friendly community, with properties here seldom available.



On entering the building there is a staffed reception area which also provides access to the residents’ amenities, as well as both lift and stair access to each floor. The apartment is conveniently positioned a short distance from the lift.

The reception hall is a generous space and includes a large storage cupboard. From here, doors lead to the main living accommodation. The lounge/diner has two large windows to the front, filling the room with natural light, and sits alongside a fitted kitchen with wall and base units, integrated appliances, and good worktop space.

The main bedroom is a comfortable double with a front-facing window and a door to a shallow wardrobe/storage room. Bedroom two is a versatile single or small double, also with a front aspect. The shower room is a practical wet room with walk-in shower, WC, wash basin, and part tiled walls.

The property is leasehold
Council: North Yorkshire
Tax Band: B
EPC:
EPC Link:

Terrace Lounge

On this floor, there is also access to a residents lounge area which oopens onto a terrace offgering views over the bowling greens, play parks and beyond to open fields. The lounge also boasts an ancillary area.

About Meadowfields

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Meadowfields is a purpose-built Extra Care development in the market town of Thirsk, designed for independent living with support available as needed. The development offers self-contained, modern apartments alongside communal facilities including a restaurant, lounge, library, hair salon, activity room, and landscaped gardens.

Located close to local shops, cafés, and transport links, residents also benefit from nearby amenities in Sowerby, including a hospital, cinema, swimming pool, and town hall. Thirsk itself provides further facilities, along with attractions such as the racecourse, Thirsk Hall, and easy access to the Yorkshire Dales and North York Moors.

A full-time staff team and on-site care services are available 24/7, giving residents peace of mind while allowing them to enjoy their own space and a welcoming community.

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.

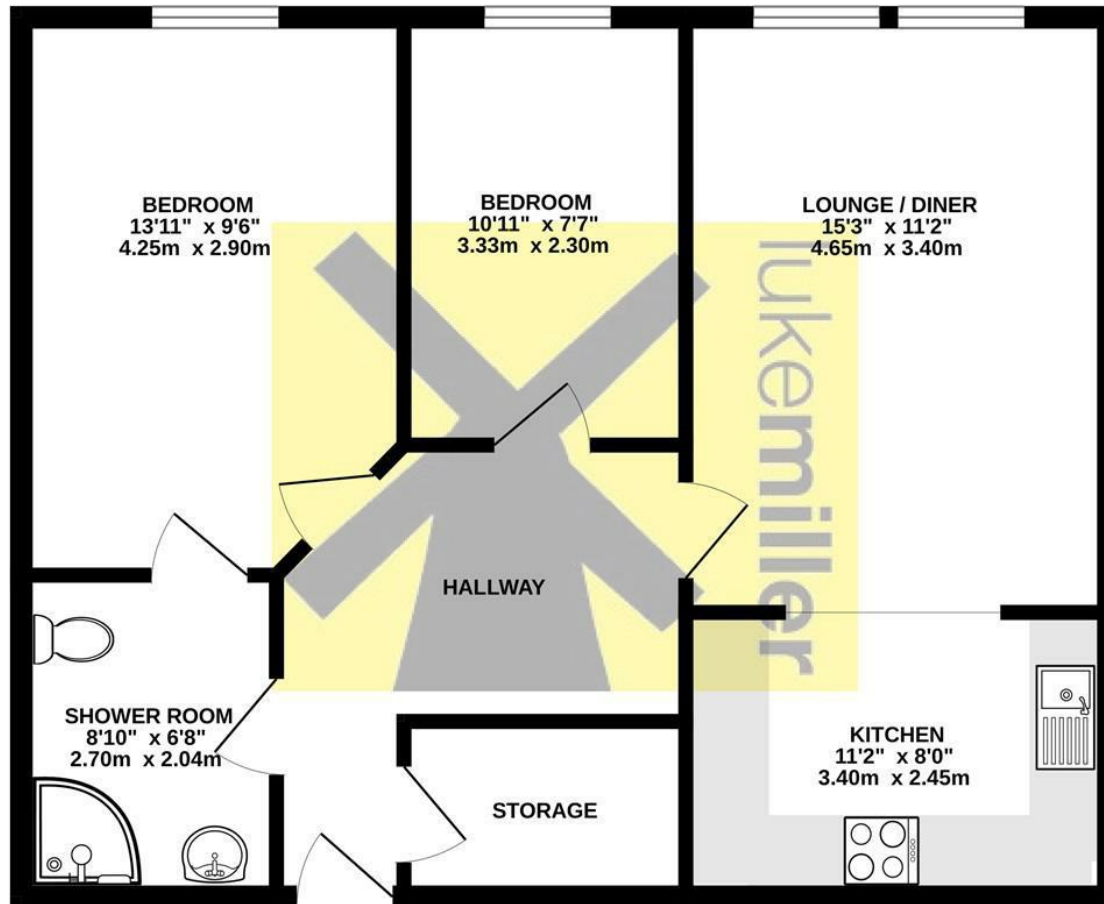
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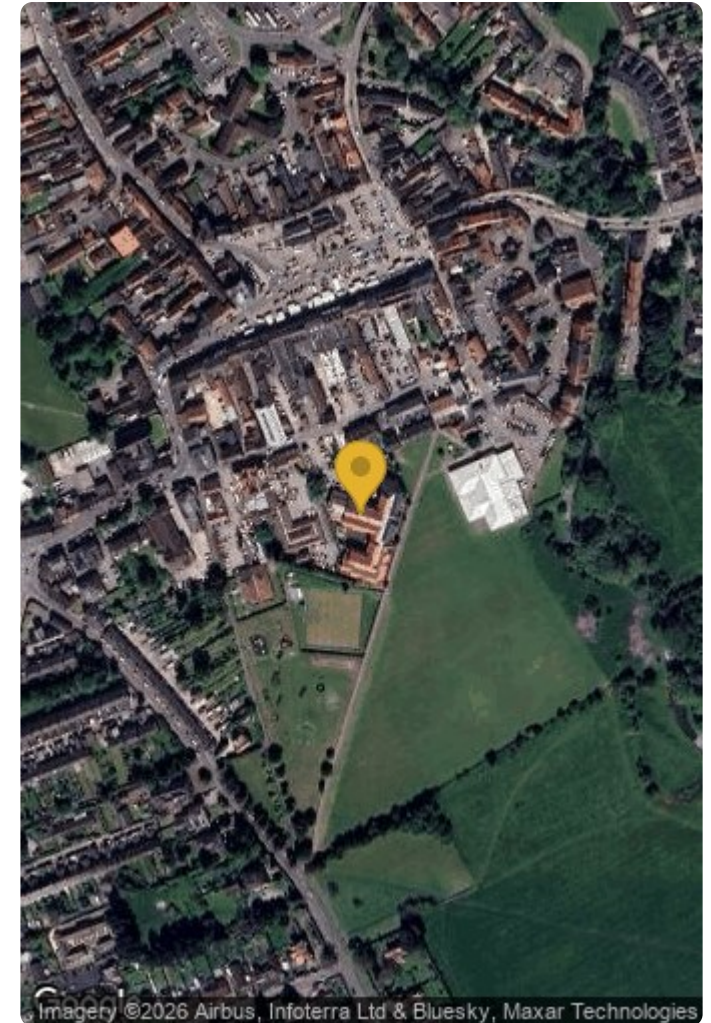
GROUND FLOOR

648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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