Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE



8 Chapel Street, Thirsk, YO7 1LU
Price Guide £195,000

Set within easy reach of Thirsk town centre, this substantial three-bedroom home offers more space than its frontage might suggest. The accommodation includes a generous living room, contemporary kitchen, three well-proportioned bedrooms and a family bathroom. A particular highlight is the sizeable, private walled garden, offering plenty of outdoor space, while the integral garage provides valuable additional practicality. With motivated vendors keen to sell, viewing is highly recommended.



The property

The spacious living room is a particular feature of the home, enjoying a dual aspect with a window to the front elevation and sliding patio doors opening directly onto the rear garden. This arrangement provides excellent natural light and allows the garden to become an extension of the living accommodation during the warmer months, particularly when entertaining.

Adjacent to the living room is a contemporary, well-equipped kitchen offering an extensive range of fitted cupboards, generous worktop space and a selection of integrated appliances. A window overlooks the rear garden, while a further door provides access to the integral garage. Currently utilised for additional storage, the garage is also suitable for a small vehicle, providing the valuable benefit of off-road parking in such a central location.

To the first floor are three generously proportioned bedrooms, each offering ample space for bedroom furniture and flexibility to suit individual requirements. The accommodation is completed by a modern family bathroom fitted with a panelled bath with shower over, WC and wash hand basin.

Externally, the rear garden is a particularly appealing feature of the property, offering a substantial lawned area enclosed by established walls that provide a good degree of privacy. Enjoying a desirable southerly aspect, the garden benefits from sunlight throughout much of the day and offers considerable space for outdoor dining, entertaining or simply enjoying the surroundings. Its size is especially noteworthy given the property's convenient position close to Thirsk town centre

The property is Freehold
Council: North Yorkshire
Tax Band: C
EPC: D
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/6790-1773-0422-6622-3063

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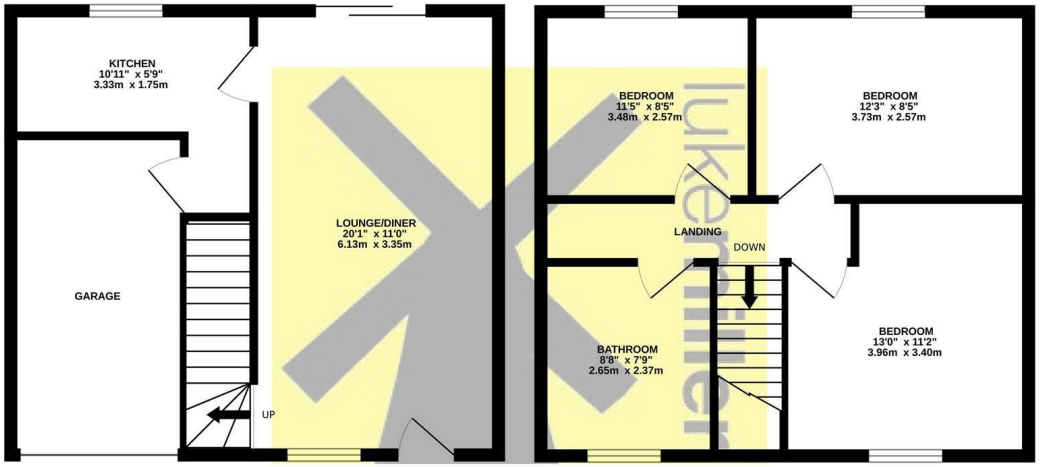












GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA