



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



10 Shire Road, Thirsk, YO7 1FE
Guide Price £245,000

A beautifully presented family home is brought to the open market with no onward chain. Located on a very small and mature family estate within walking distance of the town centre, this will appeal to a broad market. Having been extended, there is a balance of living space and also potential to develop further. Enjoying a west facing garden with views over grass fields, we encourage clients to call the office to arrange a viewing.



Property Description

Through the front door, there is a reception area that has a staircase to the first floor, a door to the living room and also a window to the side elevation.

The living room is beautifully presented and generous in size allowing space for a large suite. There is also a bay window to the front elevation and a contemporary fire surround with an oak mantle as the room's focal point. The vendors have an electric " wood burning stove" set in the fire place and as properties on this estate are believed to have had an open fire when originally constructed, this may be an opportunity to have a stove installed if required.

Beyond the living room, the kitchen is fitted with base and wall units and there is also a large 1 1/2 sink with a double right-hand drainer mixer tap and also a gas hob and electric eye level double oven. Completing the kitchen is a useful under-stair cupboard and a window and door to the side elevation.

The ground floor extension to this property is perfect in size for modern family living, and entertaining as there are double doors leading to the decked patio and gardens or indeed 'future-proofing' the home should one require ground floor living accommodation.

On the first floor landing, there is a window to the side elevation allowing natural light in and the three bedrooms 2doubles and one single with the primary double bedroom with a king size bed being positioned to the rear of the home allowing views over the grass fields. In addition, there is also a double-fitted wardrobe.

The second bedroom is a further double room to the front elevation and the adjacent third bedroom has been utilised as a dressing room. Access to the part-boarded loft is in the 3rd bedroom. There have been no alterations made in this room and therefore will easily accommodate a single bed.

The family bathroom has a panel bath with shower over and glass screen, w.c. and also a wash hand basin set on a pedestal. A full-height cupboard houses the central heating boiler. There is a window and the walls have a tiled

finish.

The gardens on this property are well designed with areas of grass and mature flowering plants to the front of the home, the rear garden takes in the west-facing views from various seating positions. From the elevated decked patio area, there is direct access to the dining room allowing the garden to become a further reception 'room' to the house. There is a path leading down to the lawn gardens where there is a variety of herbaceous plants.

The garage allows parking for one vehicle or workshop if required. Having parking for two vehicles in front of the garage allows a modern family with more than one car the security of off-road parking.

The property is Freehold
Council: North Yorkshire
Tax Band: C
Epc: C
E p c L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/9037-4921-6200-0636-9206>

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

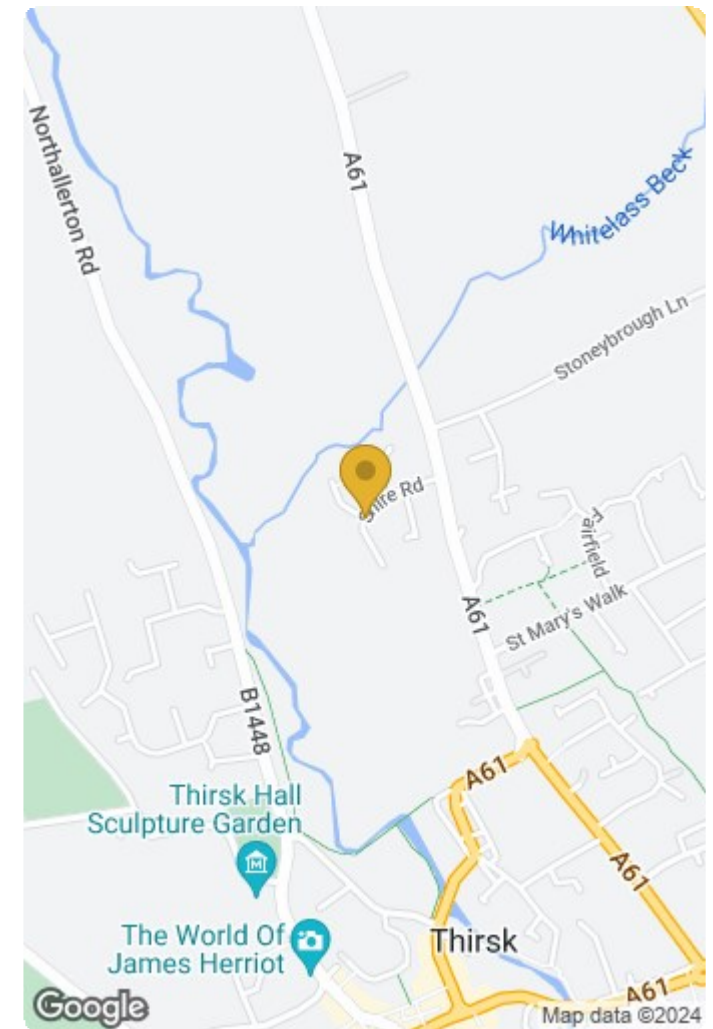
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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