



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**6 Lynbrook Close, Thirsk, YO7
1FF
Price Guide £175,000**

A fantastic opportunity to acquire this two-bedroom home offering generous living space across two floors, complemented by gardens and private parking. Previously a highly successful rental, the property benefits from certified heating and electrics. Positioned in a peaceful cul-de-sac within walking distance of the town centre, Viewings are highly recommended.



Property Details

On entry, a porch leads into the main living room, which opens directly onto the rear garden through wide glazed doors. The room is well-sized and naturally bright, offering a comfortable setting for both relaxation and entertaining.

At the front of the house, the dining kitchen has been updated with a modern range of fitted units, integrated cooking appliances, and space for laundry equipment. The dining area provides ample room for everyday meals and overlooks the quiet cul-de-sac.

Upstairs, the landing connects two bedrooms, each with built-in storage and outlooks to front and rear. The bathroom is finished in a clean, contemporary style with a white suite including bath and shower, wash basin, and WC.

Outside, the property features a small gravel garden with shrubs to the front and a private rear garden with patio and gravelled sections, enclosed by fencing and accessed via a rear gate. Parking is available directly outside.

The location places the property within easy reach of the town centre, with schools, shops, and leisure facilities close at hand. Road links provide straightforward access to Leeds, Teesside, York, and Harrogate.

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/7700-5719-0622-0297-3673>

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GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.

