



**Thomas Lord Drive, Thirsk, YO7 1UP**  
**Price Guide £335,000**



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

**A LARGE SOUTH-FACING REAR GARDEN and generous living space over three floors make this immaculately presented home stand out from many modern properties. One of just fourteen houses within this small development and overlooking the central green, the property offers well-balanced accommodation suited to family life. The train station is also within easy reach, making it a practical option for commuters.**



## **The Property**

On entering the reception hall, there is a staircase rising to the first floor and a door leading into the living room. The living room is well presented and centred around a decorative electric fire and surround, with a large window to the front elevation bringing in good natural light. It opens directly into the kitchen and dining area, creating a layout that suits both everyday family life and occasions when you have guests.

The kitchen is fitted with contemporary base and wall units, offering practical storage and generous worktop space. A breakfast bar offers an additional seating area, well suited to day-to-day use and providing a practical space adjacent to the main kitchen workspace. The dining area comfortably accommodates a full dining table and chairs, and double French doors open onto the rear garden. This connection to the garden allows you to extend the living space outdoors in warmer months, making it easier to supervise children playing outside or to host friends without feeling confined to one room. Completing the ground floor is a useful understairs storage cupboard and a separate W.C.

The first-floor landing leads to three bedrooms, the family bathroom and a further staircase rising to the second floor. There are two double bedrooms and a well-proportioned single bedroom, all presented in keeping with the rest of the home. The bathroom comprises a panelled bath with shower over and glass screen, wash hand basin, W.C., tiled surrounds and a window to the side elevation for natural light and ventilation.

The second floor is dedicated to the primary bedroom. The elevated ceiling height enhances the sense of space, and the layout places the bed centrally with dressing areas and fitted wardrobes to either side. A box window to the front elevation adds character and light. The en-suite shower room includes a large step-in shower, W.C., wash hand basin set within a vanity unit with storage below, a Velux roof light and tiled finishes.

Externally, the front garden is decorative and designed for low maintenance. The rear garden is larger than expected, mainly laid to lawn with defined seating areas, a gazebo and a flagged pathway running down the right-hand side of the house, allowing straightforward access. To the front, there is tandem parking for two vehicles.

## **Important Information**

The property is Freehold

Council North Yorkshire

Tax Band: D

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/5437-0439-4000-0029-4292>

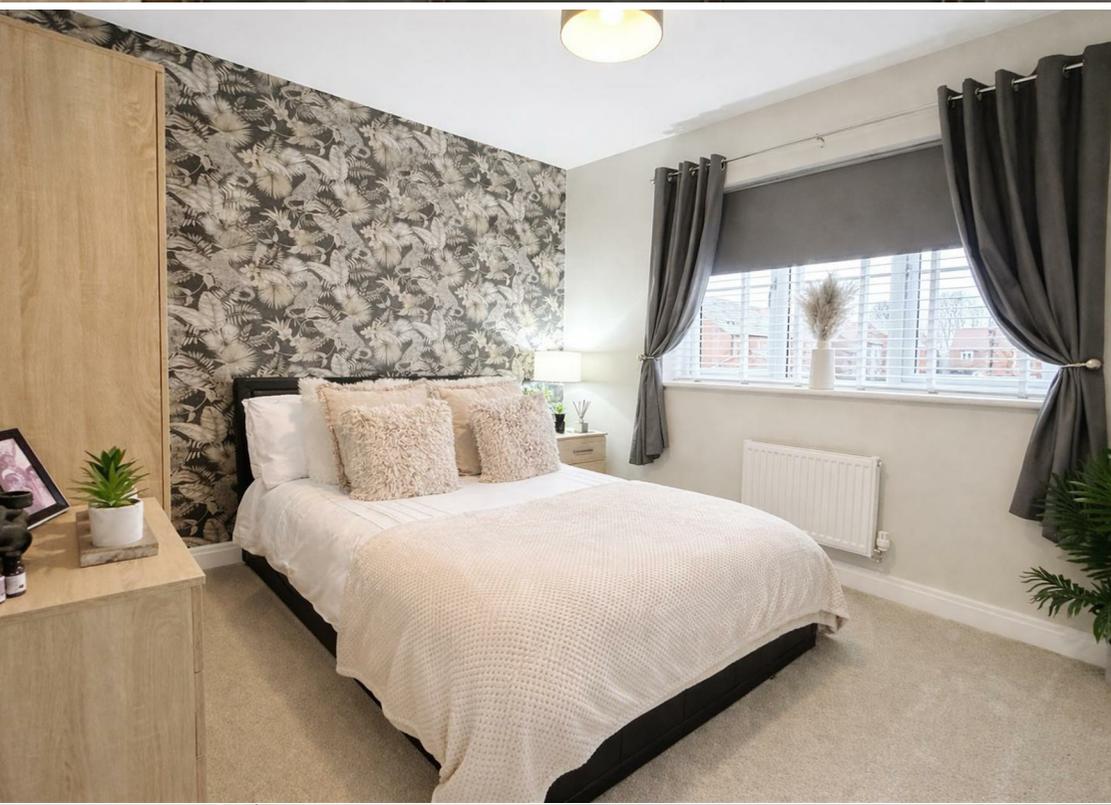
Service charge:

The service charge of £300 includes the maintenance of the grounds only and is charged per annum,.

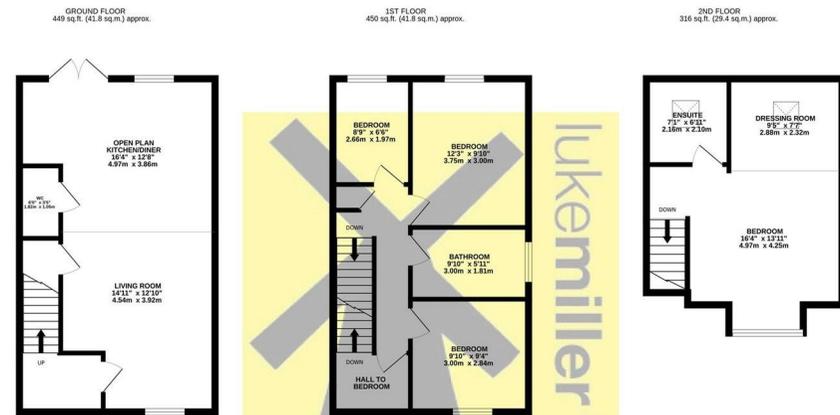
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TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

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