



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



25 Freemans Way, Thirsk, YO7 1GF
Price Guide Price Guide £274,950

A stylish and spacious three-storey home featuring a contemporary open-plan kitchen with utility area, generous living space, and doors opening to South Facing rear garden. With three double bedrooms, including a top-floor principal suite with en-suite, a modern family bathroom, garage, and private parking, this home is ideal for modern family living.



The Property

On entry, the reception hall leads to the open-plan living kitchen and cloakroom, with a staircase rising to the first-floor accommodation. The kitchen is contemporary in both style and colour, featuring a generous range of fitted cupboards, ample countertop space, and a host of integrated appliances. There is also a designated utility area with appropriate plumbing.

A breakfast bar provides casual dining, while to the front elevation, there is space for a dining table and chairs. Being open plan, the kitchen flows seamlessly into a living or formal dining area to the rear elevation, which benefits from double doors opening onto the garden—ideal for family living and entertaining.

To the first floor, the landing leads to a spacious lounge with a window overlooking the rear garden. Please note that this is a large double bedroom though the current vendors choose to utilise this as a further reception room, bedroom three, and the family bathroom. The bathroom comprises a panelled bath with shower over and glass screen, WC, and wash hand basin set on a pedestal. The room is finished with a modern tiled surround.

On the second floor, the principal bedroom is a generous double with a rear-facing window and a stylish en-suite shower room, which includes a step-in shower, WC, and pedestal wash hand basin—all finished with contemporary tiling. The second bedroom is also a large double, located to the front elevation.

Externally, the rear garden is delightful and well-suited to family life, with a patio seating area overlooking a lawn, bordered by established herbaceous and flowering beds. A personal access gate leads to the rear.

This home also benefits from a single garage and a dedicated parking space to the front of it.

The property is freehold
Council: North Yorkshire
Tax Band: D
EPC:TBC
EPC Link:TBC

The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

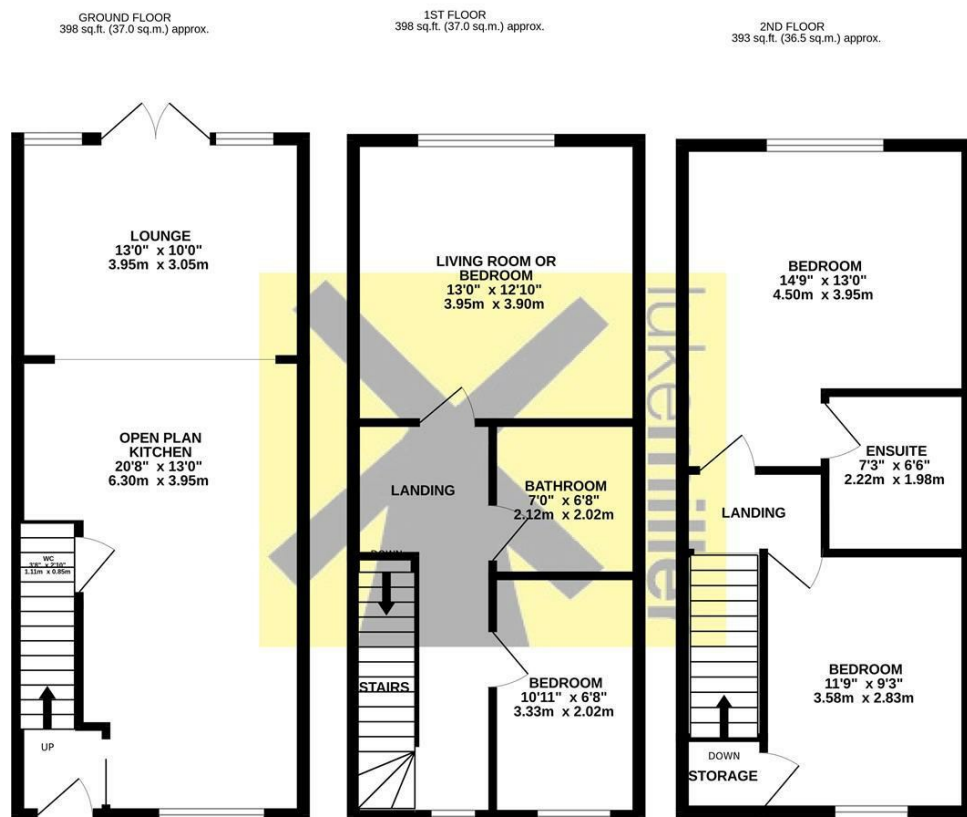
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TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx.

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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